

**TOWN OF MANLIUS
PLANNING BOARD MINUTES
JULY 13, 2015**

APPROVED

The Town of Manlius Planning Board met in the Town Hall at 7:00 PM with Chairman Susan Moliski presiding and the following Members were present: Fred Gilbert, Donald Crossett, Ann Kelly and Joseph Lupia. Also present were Attorney Timothy Frateschi and Town Engineer Douglas Miller.

Also Present: Matt Napierala, Mike & Ellen McGrew, Debbie & David Smith, Allen Olmstead, Ray Scruton, Rod Ives, Rich Konys and Garson Zausmer.

The Pledge of Allegiance was recited.

Minutes: Member Gilbert made a motion, seconded by Member Lupia and carried unanimously to approve the Minutes of June 22, 2015.

**Resort Lifestyles Communities, North Burdick Street, Fayetteville, NY 13066
Site Plan Review
Tax Map # 086-01-03.6**

Matt Napierala presented the Board with feedback in response to a memo written by Doug Miller, Town Engineer. (Both correspondences are on file in the Codes office).

Conversation ensued, between the Board members, Mr. Napierala and Rod Ives.

Most of the conversation centered on the drainage plan and the bio-retention areas and how they will be constructed and maintained. Upon a question from the Chairman, Mr. Miller indicated that during the construction process the applicant should provide funds to be held in escrow by the Town that will pay for an employee of the Town to observe the construction. Mr. Ives indicated that his office, which is close to the project, will be there every day during the construction of the bio-retention and drainage facilities.

Also, the Applicant indicated that the Town should have in place an easement or some other type of agreement that will allow the Town to inspect and maintain the drainage facilities, at the expense of the property owner, in the event they are not properly being maintained. Such a plan should be drafted and reviewed by the attorney for the applicant and the Planning Board.

Issues were also raised about the intersection at Medical Center Drive and N. Burdick Street. Mr. Frateschi indicated that all of the issues related to traffic, aesthetics and drainage were discussed and incorporated into the SEQRA and Special Use permit resolutions.

Mr. Miller will respond to the most recent answers provided by the Applicant to his July __, 2015 memorandum. In the view of the Board, there is enough information available so that a public hearing date can be set.

Attorney Frateschi told the Board that the Homeowners Association in Starview Heights will be notified of the Public Hearing, even though there is no requirement for notification in the Town of Manlius Code. The residents of this area have met with the developer and have been involved in the process since the SEQRA determination and the special use permit process with the

Town Board.

A motion was made by Member Gilbert, seconded by Member Kelly and carried unanimously to approve holding a Public Hearing on July 27, 2015 at approximately 7:05pm.

East Side Dental Specialists, 7201 East Genesee Street, Fayetteville, New York 13066
Addition to Dental Office
Tax Map # 117.3-01-25.1

Mr. Ray Scruton addressed the board. He stated that the Dental office would like to add an approximately 620 square foot addition to the already existing building. They would also have to add two additional parking spots, required by Code.

Town Engineer, Doug Miller, provided the Board and Mr. Scruton with a memo (on file in the Planning and Development Office) containing points that should be addressed regarding the project. Mr. Scruton discussed these points and agreed to put on the drawings the criteria for a basic drainage plan. Mr. Scruton agreed and also said that they have a current survey underway and will have an up to date one at the next meeting. This project has to be sent to the Syracuse/Onondaga Planning Board for its review and recommendation.

A motion was made by Member Gilbert, seconded by Member Lupia and carried unanimously to approve holding a Public Hearing on July 27, 2015 at approximately 7:05pm.

An amended motion was made by Member Gilbert, seconded by Member Crossett and carried unanimously to approve holding a Public Hearing on July 27, 2015 at approximately 7:10pm for the Lifestyles Resort Community.

OTHER BUSINESS

With there being no further business, Member Gilbert made a motion, seconded by Member Crossett and carried unanimously to adjourn the Regular Meeting at 8:12pm.

Respectfully submitted,
Lisa Baleno, Acting Clerk