

**TOWN OF MANLIUS
PLANNING BOARD MINUTES
JULY 27, 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, Allen Olmstead, Ray Scruton, Allisa Roberts, Jenna Feher, Mary Pat Cox, Mitzi McDermott, Linda Pekarsky, Dawn Hayes, Nicholas & Linda Massa, Angel Broadnax, Bob DeGroat, Sean Foran

The Pledge of Allegiance was recited.

Minutes: Member Crossett made a motion, seconded by Member Kelly and carried unanimously to approve the Minutes of July 13, 2015.

**East Side Dental Specialists, 7201 East Genesee Street, Fayetteville, New York 13066
PUBLIC HEARING Addition to Dental Office
Tax Map # 087.-07-46.0**

Ray Scruton gave a brief overview of the project.

Member Gilbert made a motion, seconded by Member Lupia and carried unanimously to waive the reading of the Public Hearing.

Attorney Frateschi stated that this project has been sent to the Onondagas County Planning Board for their feedback. We have not heard back from the County yet because their meeting isn't until July 27th. So the Board is not in a position to make a decision until we hear back from the County. We are however, in the position to hear what the Public has to say and should be ready at the next meeting.

Member Gilbert made a motion, seconded by Member Kelly to waive a reading of the public notice and open the public hearing, which carried unanimously. The Public Hearing for East Side Dental Specialists was opened at 7:05pm.

With there being no comments from the Public, Member Crossett made a motion, seconded by Member Kelly and carried unanimously to close the Public Hearing at 7:07pm.

Attorney Frateschi stated that he thinks the Board is ready to move forward at the next meeting barring any unforeseen problems from the County. Does the Board feel like the applicant needs to be at the next meeting?

Chairman Moliski said that it is up to them and Member Gilbert said that the project looks good and has no problem with it. Member Kelly said the project looks good. Member Lupia said that unless the County comes back with an adverse recommendation, perhaps the applicant would want to come in at that point.

When the Onondaga Planning resolution comes in, it will be shared with the applicant and they

can determine whether to come to the next meeting at that point.

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

Mr. Matt Napierala gave a brief overview of the project. He also indicated that Mr. Bob Lewis, a representative from Lifestyles Resort Communities was in attendance to help address any comments or concerns the Board or the Public may have.

Member Gilbert made a motion, seconded by Member Kelly and carried unanimously to waive the reading of the Public Hearing.

Member Kelly made a motion, seconded by Member Crossett and carried unanimously to open the Public Hearing at 7:12pm.

The following people spoke and presented their views, as summarized below:

- Donna Hayes, 102 Warner Rd.,
 - thinks that this project is a wonderful opportunity for the people who live in the area and she supports it.
- Nick Massa, 101 Stargaze Circle,
 - Was not informed of the nursing home project on for the upper lot
 - Overflow parking and parking for staff are concerns of his
 - Is there a separate lot for staff parking?
 - Radon levels may be a problem if there is digging or blasting
 - Traffic, i.e. service trucks, may be a problem
 - Construction concerns, i.e. blasting and length of time for construction
 - Garbage smells are a concern
 - Standing water needs to be addressed
 - Fire trucks getting in and out of the facility during an emergency should be considered
 - Water pressure in the area is a concern, its already pretty low
 - Wildlife concerns, i.e. turkey and deer that may be displaced

Attorney Frateschi stated that all of these issues have been addressed during the SEQR and Special Permit process; there is no proposal for a nursing home on the upper lot – another applicant presented a very vague plan but withdrew it – this was all discussed during the SEQRA process and the Special Permit process and the Town Board made several conditions that would severely limit the development of the upper lot; parking has been addressed (the calculations also include employee parking) and will be reassessed in a year (one of the conditions of the Special Use Permit); the applicant feels that the proposed parking will adequately serve the 130 units and employees. The Town Engineer agrees, pending further review as the project operates. There will be no blasting or significant excavation because the building will be a grade on slab project. As a result, radon impacts would be minimal, if any. There have been several traffic studies done and the Planning Board, the Town Board, the Highway Superintendent and the Town Engineer is comfortable with the studies. Drainage is a big issue and it is still being addressed by the Town Engineer, Doug Miller, who is in the process of reviewing the SWPP and has made requests for several modifications.

Engineer Miller stated that he has been in contact with Napierala Consulting regarding the storm water. They have a few comments and within a week or two we expect to have all the questions and comments addressed.

- Mitzi McDermott, 107 Stargaze Circle
 - Water pressure issues
 - Snow removal issues
 - Fire trucks – one way in and one way out
 - The road between Medical center Dr. and North Burdick Street is going to be a zoo
- Mary Pat Cox, 129 Avriel Drive
 - The entryways into the development will be compromised
 - The traffic will get worse due to distracted drivers coming from the Medical Center
 - The land is sloping and has tremendous drainage issues
 - No walkways for the residents
 - Garbage buildings will be exposed to the incoming traffic and the Portico will be facing the wrong way
 - Concerned with construction noise, pollution and access during the building process
 - Water pressure is very bad as it is and with the project it will only get worse
 - Fire truck concerns getting in and out of the facility
 - Do they need a license from New York State to operate?
- Linda Massa, 101 Stargaze Circle
 - Where is the staff going to park
 - Traffic issues is a huge concern
- Bob DeGroat, 127 Avriel Drive
 - The project will have a negative effect on the area; the integrity will be compromised
 - There will only be one way into the facility and one way out
 - Concerned about the truck traffic and bigger vehicles in and out of the area

With there being no further comments from the Public, Member Crossett made a motion, seconded by Member Kelly and carried unanimously to close the Public Hearing at 7:47pm.

Chairman Moliski addressed the Public by saying this is an opportunity for you to speak and for the Board to listen and discuss your comments and concerns. All of the issues that were brought before the Board tonight have been raised in the past and addressed at one time. As a courtesy to you, the Public, Attorney Frateschi will again address some the comments that were made.

Attorney Frateschi said that he has heard concerns about water pressure; The Onondaga County Water Authority (OCWA) has reviewed the water pressure situation and has determined that the water pressure in the area for a facility of this size is adequate; snow removal is an issue and the Planning Board during the Site Plan Approval can make a condition that a snow removal plan be in place before construction begins. The garbage issue is part of the Site Plan and this Board will be looking at it to make sure it is satisfactory – currently, the Site Plan shows the trash area as covered and screened from the residents and public. Employee parking is included in the parking calculations. Large vehicles entering the facility were considered during the SEQR process and the Special Permit Process. Changes were made to the entrance of

the facility and the conditions of the Special Permit require monitoring of the intersection at Medical Center Drive and Burdick to determine if that needs to be upgraded in the future.

Linda Pekarsky, 131 Avriel Drive, executive director at an Independent Living Facility on the west side; you do not need a state license if you are a truly independent facility. The kitchen has to be licensed with the County. She also stated that she thinks the Board is severely underestimating the traffic.

Member Moliski stated that the Public Hearing has been closed but the Board will accept the comments from Ms. Pekarsky after the fact.

Member Gilbert said that the Board hasn't really talked about a connective path from Lifestyles Resort to the Town Center. Member Moliski stated that she would like to see some type of path that would provide connectivity to Towne Center.

Conversation ensued regarding connectivity and paths/walkways to Town Center.

Town Engineer Doug Miller stated that he would still like to see the following items addressed by the applicant:

- A final letter from Fire Chief Paul Hildreth regarding fire access and the trucks
- There are still some site issues that need to be addressed
- SWPPP items

He also stated that hopefully in the next week or so all the issues will be addressed and a final memo to the Board can be prepared.

Mr. Napierala said that there are 1820 linear feet of sidewalks around the building. They have added benches and some recreational flower beds to the project to enhance the facility. They have received a positive response from the community. They have been working with Fayetteville Fire Chief Paul Hildreth regarding hookups and where the lockboxes will be located in case of an emergency.

OTHER BUSINESS

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

Respectfully submitted,
Lisa Baleno, Acting Clerk