

**TOWN OF MANLIUS
PLANNING BOARD MINUTES
August 10, 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

The Pledge of Allegiance was recited.

Minutes: Member Gilbert made a motion, seconded by Member Kelly and carried unanimously to approve the Minutes of July 27, 2015.

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

SEQR

Member Gilbert made a motion, seconded by Member Crossett and carried unanimously that the Planning Board assumes Lead Agency and that this is an Unlisted Action.

Attorney Frateschi stated that there is a short environmental assessment form that was filled out by the applicant. The applicant does not believe this will be a significant environmental impact to the environment. Town Engineer Miller and town Attorney Frateschi have reviewed the document. This is a 630 foot addition to the back of the existing building, with no visual effects from the street, as set forth in the resolution.

Attorney Frateschi reviewed Part II of the short environmental assessment form with the Planning Board. The Planning Board determined that each of the environmental factors would have no to small environmental impact. Based on the review of Part II of the EAF, the Board unanimously agreed that the action will not have a significant environmental impact.

Member Kelly made a motion, seconded by Member Lupia and carried unanimously that the Planning Board issue a Negative Declaration under part 617 of the New York State Code.

Chairman Moliski stated they had received the report from the County Planning Board stating they have no problem with the project.

Member Kelly made a motion, seconded by Member Lupia and carried unanimously that the Planning Board pass the site plan resolution as prepared by the Planning Board Town Attorney

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

Matt Napierala presented the Board with an updated site plan package. The changes relate

mostly to drainage.

Town Engineer Doug Miller stated he had not had time to review the entire updated site plan but he did not see anything at this time that is critical and can't be handled with a condition that any approval be based on engineering review and approval.

Matt Napierala stated there was some detail items added to the site plan, but the big picture items for the most part remain the same. Matt Napierala stated that Resort Lifestyle is more than willing to work with Engineer Miller on the detail items in particular on the stormwater system. Some of the details they have added since the review with Engineer Miller are the grades, catchment areas (with specific down spout areas). Also there was talk of a walking trail to Towne Center – there are 3 property owners (Resort Lifestyle, D B real estate and the YMCA) that would need to be involved to get the trail to Town Center. Resort Lifestyle is willing to provide the start of the walking trail system.

Engineer Miller spoke about some of the issues to work on:

1. Snow Storage map, a Stormwater Pollution and Prevention Plan ("SWPPP");
 2. Stormwater for a private site – It will be the applicants responsibility to maintain the system, will need an escrow account to ensure the work is completed on an annual bases. There are arches and tanks that will need to be maintained on an annual and some items on monthly bases. The recording log will need to be maintained by the applicant.
 3. Planting for the basins will need to be maintained some of the areas have 4 or 5 large trees and the plant life will have to stay in perpetuity. If a plant or tree dies off it will have to be replaced and recorded in the log.
 4. Sand filters will need to be inspected
 5. Recreational use will include a horseshoe pit, 2 benches, half-court basketball court, 4 tables and the planning sketch of the walking trail.
- The rest are technical issues that Engineer Miller and Mr. Napierala will need to work on.

Attorney Frateschi reviewed stating that there are 3 main issues that need dealing with.

1. Two of the three issues have to do with Technical items dealing with stormwater management and maintenance.
Matt Napierala explains the role of the owners with regard to maintenance. The maintenance item is a requirement of the developer and owner and not the burden of the town. The maintenance requirement in the SWPPP is a permanent maintenance log that has to occur. The inspection log is completed by an engineer and gets submitted to the town for their review this is (inclusive of the sand filter inspection, underground storage and the vegetation). If the owner does not meet the report requirement to the town, this is when the town has some vehicle to respond and this is where the escrow would come into play. The attorneys for the town and the applicant would be the ones to get together to decide how the escrow would work.

Attorney Frateschi stated the Towns does not want to be involved in the day to day operation of the facility. It is a responsibly of the Town to make sure the stormwater pollution plan is being followed and there is a requirement on the Town to oversee the process possible on an annual bases.

Engineer Miller explains that annual reporting date for stormwater is March 15 this is when we

send out correspondence asking the owners to report what they have done during the year.

Member Lupia asked if the town would need a yearly administrative fee for the review the records.

Attorney Frateschi stated we don't know what the fee will be at this time; Engineer Miller will be able to determine that over time and you would want to leave that between the applicant and the engineer for the planning board.

1. Snow Storage the planning department and the engineer can work with the applicant on this. Engineer Miller did ask that they provide 20% of the paved area for snow storage. Matt Napierala stated they have designated 23% to snow storage at this time.
2. Recreation includes horseshoe, basketball half court, benches and the walking trail. Right now the applicant is planning a trail from Star view to Medical Center Dr.

Chairman Moliski stated she would like to see the walking trail coming from the Resort Lifestyle building and connecting to the Star View trail along Medical Center Drive.

Matt Napierala stated the average slope for the walking trail is about 6% to come from the building up to Star View. The Resort Lifestyle people do not believe that their residents would benefit from the trail.

Discussion ensued about a completed walking trail to the YMCA

Matt Napierala stated the applicant is okay with the walking trail from the building along Medical Center Drive up to the Star View trail if that is what it takes to get the project through is

Attorney Frateschi stated there will have to be an easement for the benefit of the public to be kept and maintained by the Applicant and stated the material of the trail would be decided between the applicant and the Engineer Miller

Chairman Moliski asked the Board if they were ready to vote after all they heard and including the few items Engineer Miller is watching and completed. The Board agreed that remaining items were technical and could be worked out between the engineers.

Attorney Frateschi asked if the board was okay with the resolution and read through the Resolution section.

In response to question from the Chairman, Attorney Frateschi stated the SWPPP will conform to state and federal law and the SWPPP is incorporated into the approved resolution and the applicant shall pay into an escrow an amount deemed appropriate by the engineer of the town so that the town can insure performance with the stormwater pollution plan.

Chairman Moliski asked about the maintenance and if the escrow would cover after the fact.

Matt Napierala stated yes it is in the document

Member Gilbert asked if there is a construction start and completion date

Attorney Frateschi stated no but the Special Permit requires that a certificate of occupancy be issued within 36 months.

Matt Napierala stated they would like to start September 1, 2015 for site prep and the building

would start in the spring of 2016.

Member Lupia made a motion, seconded by Member Kelly and carried unanimously that the Planning Board approve the site plan resolution as modified by the Town Attorney subject to all the documentation that's attached to it.

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 7:47pm.

Respectfully submitted,
Deborah Demmon, Acting Clerk