

**TOWN OF MANLIUS
PLANNING BOARD MINUTES
SEPTEMBER 28, 2015**

DRAFTAPPROVED

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: Stella & Alyssa Penizotto, Mike & Ellen McGrew, Debbie & David Smith, Vladamir Sirotkin, Anthony Mortelliti

The Pledge of Allegiance was recited.

Minutes: Member Kelly made a motion, seconded by Member Gilbert and carried unanimously to approve the Minutes of August 10, 2015.

**Shining Stars Daycare, NYS Route 92 and Enders Road, Manlius, New York 13104
Zone Change Recommendation
Tax Map #'s: 114.-01-11.0; 114.-01-10.0; 114.-01-31.0; 114.-01-09.0**

Attorney Frateschi stated that the project is on Enders Road and Route 92. There are 5 parcels, which currently have homes located on them. The owners of the Shining Stars Daycare own all of the homes. The applicant is proposing to merge those lots into 2 lots, one which is currently zoned RM and the other, which is currently RA, will be changed to RM to allow for the Daycare to move to the adjacent parcel. There are some accessory uses for the property that the applicant is considering.

Attorney Frateschi also stated that the definition of Daycare in the Town of Manlius Code Book is as such "accommodating at least three but not more than eight children." The current daycare center has more than eight children, so along with the zone change, the definition of daycare will have to be amended to reflect what is actually happening on the site.

Greg Sgromo, Dunn & Sgromo Engineers, was there speaking on behalf of the Applicants. The Penizotto's would like to construct a new daycare center on the parcels along Enders Road adjacent to the existing day care. The building will be larger and more modern. It will also have access off of Enders Road. They would also like to use the daycare center gym as an accessory use. The gym would be rented out to little league teams for practice, if it's raining outside and the kids can't go out, volleyball teams and other extra-curricular activities for outside organizations. These organizations will help offset the cost of the building and would be allowed after the day care children do not occupy the building (at night).

Member Kelly made a motion, seconded by member Gilbert and carried unanimously to issue a positive recommendation to the Town Board for a Zone change from RA to RM for Shining Stars Daycare Center as set forth on that map entitled Shining Stars Daycare Center, prepared by Dunn and Sgromo Engineers, dated 09-18-2015, File Number 1103.003. Also included in this motion, amending the definition of daycare center to reflect the reality of the situation as opposed to what the Town of Manlius Code currently says.

Radisson Associates/Eldan Homes, S. Eagle Village Drive, Manlius, NY 13104
Mallards Landing 18B – Final Plat - Amendment
Tax Map # 117.3-01-25.1

Member Moliski stated that there is talk that the environmental easement required by the Planning Board being sold to the neighbors with homes along Woodbox and whose properties back up to Mallard's Landing Section 18B.

Dan Barnaba said that during the course of developing the project, he was approached by the neighbors to the north, known as Eagle View regarding the development of the land. All the site work for the project is done, he has gone through the Towns Administrative process for security deposits for their work and they have a Highway agreement. The residents in Eagle View have asked to purchase the back section of the land (highlighted in blue, please see map on file in the Planning and Development office), it is the entire 20 foot strip that was intended to be a Conservation Easement with an additional 10 feet behind the detention basin.

Mr. Barnaba stated that the Final map has already been filed with Onondaga County; the Amended map would then be filed based on the approval from the Board. The land dedication to the residents would be first then they would file the amended map.

Mr. Barnaba also stated that they noticed a slight error with the map that has already been filed. The Site maintenance easement only went behind Lot 26, what we are proposing is extending it all the way as it was originally designed.

Attorney Frateschi said to the Board that Highway Superintendent Rob Cushing and the Town Engineer, Doug Miller, were concerned with the site distance due to the growth of trees along the area. This all means that the Town would have the right to enter the property to trim the trees as necessary.

Attorney Frateschi asked if the residents in the audience were in agreement with this proposal and they all said yes they are very happy.

Member Gilbert made a motion, seconded by Member Crossett and carried unanimously to approve the Final Amended Plat Map, entitled Mallards Landing Phase 2 Section 18B (Crane Brook), prepared by Phillips and Associates Surveyors P.C., first dated 11-10-2014, re-dated 09-28-2015, filed in the Onondaga County Clerks' office on July 28, 2015, File Number 12054. This motion is contingent upon the easements being transferred to the residents.

OTHER BUSINESS

With there being no further business, Member Gilbert made a motion, seconded by Member Kelly and carried unanimously to adjourn the Regular Meeting at 7:25pm.

Respectfully submitted,
Lisa Beeman, Acting Clerk