

**TOWN OF MANLIUS
PLANNING BOARD MINUTES
MARCH 10, 2014**

APPROVED

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

Also Present: Cindy Carney Yates, Tom Kinsella, Bill Clark, Jerry Fitzpatrick and Ellen & Mike McGrew.

The Pledge of Allegiance was recited.

Member Rossetti made a motion, seconded by Member Moliski and carried unanimously to approve the Minutes of February 24, 2014,

G & T Properties, LLC, 7030 Manlius Center Rd., E. Syracuse, NY

Site Plan-Recreational Vehicle Sales Facility

Tax Map #062-04-06.1 & 06.2

Tom Kinsella, owner submitted a Survey dated 9-20-1988 by Cottrell Land Surveyors, P.C., I.D: 62-4-06.1, Site Plan dated 2-5-2014 by SeGuin Land Surveying, P.L.L.C., Project No. 14017, Office Trailer Floor plan, proposed Signage and Pictures of the applicants' Camper's Village Fulton location.

Mr. Kinsella stated that the proposal is for the display and sales of Recreational Vehicles. There will be between 20 and 25 Recreational Vehicles displayed, a 14 X 70 temporary Office Trailer, 12 Parking Spaces, including 1 Handicap Space on the Site. Hours of operation will be Monday-Friday, 9:00 AM-8:00 PM, Saturday 9:00 AM-4:00 PM, Four to Five Employees and approx. 10-15 cars per day. No deliveries of sold units will be made from this location. There will be no changes to the drainage, access or existing pavement, no additional lighting is proposed and Highway access will remain in its present location. He felt that the proposed use fits with the surrounding properties.

Member Kelly inquired about security.

Bill Clark and Jerry Fitzpatrick, applicants stated that they are not worried about security. They have to install a National Grid Pole for electricity that will have a light on it and that there will be lighting on the Office Trailer. This will be a year round operation and any unit sold will be replaced.

Onondaga County Planning Board Resolution, OCPB Case #Z-14-57 dated 2-19-2014 was read and entered into the file:

NOW THEREFORE BE IT RESOLVED, that the Onon. Co. Planning Board recommends the following MODIFICATION(S) to the proposed action prior to local Board approval of the proposed action:

Per the NYSDOT, the applicant must close the westernmost driveway onto Manlius Center Road. The remaining driveway must meet State standards, and a State Highway Work Permit is required for any work within the State Right-Of-Way.

The Board also offered three comments.

Mr. Kinsella stated that he e-mailed the County in reference to this and is waiting for a response. These are two separate Tax Parcels with pre-existing driveways.

Attorney Primo stated that the Board could approve the Site Plan subject to the NYSDOT final determination.

Mr. Kinsella stated that the Office Trailer will be on water and sewer.

Chairman Gilbert asked about the blacktop in the front.

Mr. Kinsella stated that the existing blacktop will remain. With the building gone they've actually created more non-porous area and less run-off.

It was suggested greening it up a little bit in the front.

Mr. Kinsella stated that they will research the Sign Ordinance, Chp. 155-25, to bring it into compliance so that it can be approved as part of the Site Plan and re-submit it. They would also like to use the existing poles for their proposed Sign.

Member Moliski asked if they could do something to make the Trailer look less like a Trailer?

The applicants replied that they have plans to make it look less like a Trailer and more like an Office.

SEQR

Member Rossetti made a motion, seconded by Member Byrnes and carried unanimously that the Planning Board assumes Lead Agency.

Member Kelly made a motion, seconded by Member Crossett and carried unanimously that this is an Unlisted Action.

The Board requested of the applicant the following:

Location and outline of the Fence

Location of the existing and the proposed permanent Sign

Submit a new Sign Plan

Clear up the NYSDOT issue in reference to the driveways

Locate where the sewer and water are going to tie in

Show Lighting

Show Landscaping and some detail around the Trailer

Member Kelly made a motion, seconded by Member Rossetti and carried unanimously to hold a Public Hearing for the G & T Properties, LLC Site Plan on Monday, March 24, 2014 at approx. 7:05 PM.

Member Rossetti asked Attorney Primo if he determined that the zoning, CA is okay for the proposed use on this site?

Attorney Primo replied, yes that is correct.

Cindy Carney Yates, 7040 Manlius Center Road, E. Syracuse, NY

Recommendation To The Town Board-Special Permit

(Window of Memories Adult Social Day Center)

Tax Map #062-04-07.1

Cindy Carney Yates submitted a Survey by Cottrell Land Surveyors, P.C. dated 4-1-1980, I.D: 62-4-7, Interior lay-out of the space that is located in the rear lower level of the building and a Parking Plan showing 10 Parking Spaces including 1 Handicap Space.

The applicant stated that the proposal is to operate a non-medical social day center for adults. Continental breakfast, lunch and afternoon snacks will be offered. There will be 10-15 participants, hours of operation will be 7:00 AM-5:00 PM Monday-Friday, 2 Full time and 1 Part time employees, a license is not required and that she is not applying for signage at this time.

It was noted for the record that the Town of Manlius Fire Inspector David Corbett has inspected the premises and it is up to Fire Code for this proposed use.

The Board felt that this proposed use is a great idea.

Member Moliski made a motion, seconded by Member Kelly and carried unanimously for a positive recommendation to the Town Board for approval of this application.

Other Business

Chairman Gilbert reminded the Board of the Training Session on Thursday, March 13, 2014. It was also stated that Member Byrnes will do his training on line.

With there being no other business, Member Rossetti made a motion, seconded by Member Moliski and carried unanimously to adjourn the Meeting at 7:35 PM.

Respectfully submitted,
Barbara A. Smith, Clerk