

**TOWN OF MANLIUS
PLANNING BOARD MINUTES
MARCH 24, 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, Ann Kelly and Joseph Lupia. Also present were Attorney Steven Primo and Town Engineer Douglas Miller.

Also Present: Lou VanWie, Bill Clark, Jerry Fitzpatrick, Tom Kinsella, Greg Rinaldi, Ray Scruton, Rod Ives, Tom, T.R., Erich and Bob Schepp, Jennifer Goetz, Liam Gleason and Ellen & Mike McGrew.

Not in Attendance: Member Thomas Byrnes.

The Pledge of Allegiance was recited.

Minutes: Member Rossetti made a motion, seconded by Member Lupia and carried unanimously to approve the Minutes of March 10, 2014.

**G & T Properties, LLC, 7030 Manlius Center Rd., East Syracuse, NY
Public Hearing-Amended Site Plan-Recreational Vehicle Sales Facility
Tax Map #062-04-06.1 & 06.2**

Tom Kinsella, owner submitted a Site Plan dated 2-5-2014, revised 3-13-2014 by SeGuin Land Surveying, P.L.L.C., rendition of the Office Trailer, Landscaping by Aspinall's, new Sign Plan and gave an overview of the proposal.

Mr. Kinsella stated that he has submitted the changes that the Planning Board requested. He defined the fence, added perimeter lighting, location of the power supply pole, sign scaled to meet Code, awning on the front of the Office Trailer and a more detailed Landscaping Plan for the front and around the Office Trailer. He stated that he is waiting for the County to locate the sewer hook-up and that he has spoken with Betsy Parmley of the DOT in reference to the dual entrances and that she doesn't have a problem with them at the present time.

The Board requested an e-mail from the DOT for the file, that the address number 7030 be placed on the Sign and that the lights are pointed downward.

The Board stated that the split rail fence is on the R-O-W.

The applicant stated that they would drift the fence back towards the pavement.

Landscaping was discussed and the applicant decided that the Aspinall's Plan would be used and not the landscaping on the Site Plan.

Member Crossett made a motion, seconded by Member Rossetti and carried unanimously to waive the reading of the Legal Notice calling for this Public Hearing that was published in the Eagle Bulletin on March 19, 2014.

Member Kelly made a motion, seconded by Member Moliski and carried unanimously to open the Public Hearing.

Lou VanWie, Kirkville, NY-Wanted to know if it was going to be limited in length of equipment that is going to be there, model of trailers and stuff of that category.

Mr. Kinsella replied that the lengths of the trailers are 15 to 40 feet.

Mr. VanWie, so in other words almost the size of a tractor trailer on the road.

Mr. Kinsella replied no, that's 80 feet.

Mr. VanWie, no we are talking the Trailer. The trailer is one length and the overall rig is another length. He drove them for 30 years, okay. He likes the concept for moving equipment around. His concern is that if they only have one entry/exit thing, fire equipment getting in and out of there.

Mr. Kinsella replied, they have two entrances.

Member Kelly made a motion, seconded by Member Moliski and carried unanimously to close the Public Hearing.

SEQR

The Planning & Development Staff and Town Engineer Douglas Miller reviewed the Short Environmental Assessment Form and filled out Part II and provided it to the Planning Board. Based on the application, the information provided by the applicant and the Board's personal knowledge of the site, it is an allowable use, there will be no significant increase in traffic or drainage. Therefore the Board determined that the proposal will not have a significant environmental impact.

Based on the foregoing analysis and the Board's personal knowledge of the site, Member Kelly made a motion, seconded by Member Rossetti and carried unanimously to issue a Negative Declaration under SEQRA.

Member Rossetti made a motion, seconded by Member Kelly and carried unanimously to approve the Amended Site Plan, revised 3-13-2014 with the following conditions; Letter/E-Mail from the DOT for 2 Curb Cuts. Office Trailer Lighting to be downward and Town of

approved by Miller Engineering, 7030 is to be placed on the Sign and it is to be scaled and that the Aspinall's Landscaping Plan is to be used.

Manlius Veterinary Hospital, 8160 Man-Caz Rd., Manlius, NY

Amended Site Plan-Two-Story Addition

Tax Map #113.1-01-01.0

Rod Ives and Ray Scruton, representing the applicant submitted a Site Plan dated 3-7-2014 by Napierala Consulting Professional Engineers, P.C. Sheets C-1, Title Sheet, C-2, Existing Conditions Plan, C-3, Layout Plan, C-4, Grading Plan and C-5, Construction Details, Submitted by Zausmer Frisch Scruton Aggarwal Engineers/Builders Sheets A101, First Floor Plan, A102, Second Floor Plan, A201 & A202, Exterior Building Elevations all dated 3-5-2014, Project Number 13099 and a rendition of what the completed Hospital will look like.

Mr. Ives stated that the proposal is to construct a Two-Story +/-1560 sq. ft. footprint (3,120 sq. ft. total) Addition to the existing (approx. 2,100 sq. ft.) Veterinary Office and Hospital re-pave the Parking Lot, remove 3 ft. of fill away from the front of the building, pulling it away to get positive drainage away from the building and create a Berm up in front which will slow down the runoff stormwater so they are not increasing that peak runoff. The disturbance for the project is .5 acres. They will be bumping the Parking Lot approx. 2 ft. and a 140 sq. foot bump-out and they will be using the existing curb cut onto Pompey Center Rd. The pervious area is less than the approved 2010 Site Plan that was not acted upon.

He explained the way that the site drains and stated that the existing drainage will stay the same. It flows more on their property, not adding any storm structures, through the grading that is what is considered their stormwater control, slow that stormwater down so the peak flow will be lower than it is now. He stated that DEC regulations don't need or require a full blown SWPPP. The trees will remain to help the line of sight from the neighboring properties.

The Board requested that the applicant submit the Stormwater calculations to Engineer Miller.

It was noted for the record that this application has been referred to the Onon. Co. Planning Agency,

SEQR

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

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

Member Kelly made a motion, seconded by Member Moliski and carried unanimously to hold a Public Hearing for the Manlius Veterinary Hospital Amended Site Plan on Monday, April 14,

2014 at approx. 7:05 PM.

TEREL Realty, 7191 E. Genesee St., Fayetteville, NY

Amended Site Plan-4' X 50" Addition

Tax Map #087-07-48.1

Tom Schepp submitted a Site Plan, Interior Layout Plan and pictures of their Manlius, Minoa and Fayetteville Funeral Homes.

Mr. Schepp stated that the proposal is to construct a 4' X 50' Addition to re-configure the Service Area only and no Public areas will be changed. The Parking area edge is currently 46 ft. from the building. The neighbors cannot possibly see the building because there is a 12 foot high hedge looking north.

It was noted for the record that this application has been referred to the Onon. Co. Planning Agency.

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

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

The Board decided that a Public Hearing was not necessary due to the insignificant change.

The applicant will return to the April 28, 2014 (Date requested by the Applicant) Planning Board Meeting after the Onon. Co. Planning Agency Resolution is received.

TEREL Realty, 6530 Schepps Corners Rd., Kirkville, NY

Amended Site Plan-32' X 80" Pet Crematory & a 20' in Diameter Decorative Gazebo

Tax Map #050-02-04.0

Erich Schepp submitted a Grading & Erosion Control Plan dated 7-19-2011 by Napierala Consulting Professional Engineer, P.C. of the Site, Elevations of the proposed Building, Interior Layout, Sign Plan, Gazebo information, an Information Packet and a letter from James F. Emerick, P.E. of Napierala Consulting dated 3-14-2014 stating that the increase does not have a significant effect on the peak runoff rates from the site.

The proposal is to construct a 32' X 80' Building, 14 Parking Spaces, a Driveway (That will extend to the Parking Lot of the existing Funeral Home) off of Kirkville Rd., a Drainage Swale on both sides of the proposed Building and Parking Lot to the existing Detention Basin and there will be .45 acres of disturbed area. The 150 ft. of existing woodland will remain between the project and the nearest neighbor to the east.

Mr. Schepp stated that they are proposing to extend their services to Pets. He explained current Pet services by others and their Peaceful Pets Services including cost, pick-up time table and tracking system. The proposed Crematory will be regulated by the NYSDEC; each "Burn" is documented per DEC regs. Basically, water vapor is discharged into the atmosphere, no chemicals and no visible matter. Matthews International, premier manufacturer of the equipment will provide any scientific data necessary. Simply stated a fireplace or stove discharges more actual and/or visible pollutants into the atmosphere.

Mr. Tom Schepp stated that the 20 foot in diameter Decorative Gazebo will be of white color with grey slate architectural shingles. It will be placed in the middle of the lawn area at the corner of Schepps Corners and Kirkville Roads.

In reference to the proposed Crematory the applicant will need a curb cut from the Onon. Co. DOT, Sign Plan to scale and an approved Septic System.

It was noted for the record that this application has been referred to the Onon. Co. Planning Agency.

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

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

Member Rossetti made a motion, seconded by Member Moliski and carried unanimously to hold a Public for the TEREL Realty Amended Site Plan on Monday, April 28, 2014 (Date requested by the Applicant) at approx. 7:05 PM.

With there being no other business, Member Rossetti made a motion, seconded by Member Moliski and carried unanimously to adjourn the Meeting at 8:00 PM.

Respectfully submitted,
Barbara A. Smith, Clerk