

**TOWN OF MANLIUS
PLANNING BOARD MINUTES
APRIL 28, 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, Richard Rossetti, Thomas Byrnes, Ann Kelly and Joseph Lupia. Also present were Attorney Wendy Kinsella and Town Engineer Douglas Miller.

Also Present: Tom Oot, Tom, T.R., Erich and Bob Schepp, Ellen & Mike McGrew.

Not in Attendance: Member Donald Crossett.

The Pledge of Allegiance was recited;

Minutes: The Minutes of April 14, 2014 will be held until the next Planning Board Meeting.

TEREL Realty, 6530 Schepps Corners Rd, Kirkville, NY

Public Hearing-Amended Site Plan Tax Map #050-02-04.0

32' X 80' Pet Crematory & a 20' Diameter Decorative Gazebo

Erich & Tom Schepp submitted a letter dated April 15, 2014 from Terry Morgan of the Onon. Co. DOT in reference to Permit No. 053-02-14 for a commercial driveway. They gave an overview of the proposed Pet Crematory on Kirkville Road and the proposed Decorative Gazebo at the corner of Schepps Corners & Kirkville Roads.

Member Moliski made a motion, seconded by Member Lupia and carried unanimously to waive the reading of the Legal Notice calling for this Public Hearing that was published in the Eagle Bulletin on April 23, 2014.

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

With there being no comments from the Public, Member Kelly made a motion, seconded by Member Rossetti and carried unanimously to close the Public Hearing.

The Onondaga County Planning Board Resolution dated April 2, 2014, OCPB Case #Z-14-102 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:

The Onon. Co. Health Dept. must approve a plan for the holding tank prior to issuance of a

building permit.

With Four (4) Comments.

Response:

A Commercial Driveway Permit No. 053-02-14 has been applied for
The Town has a Map of the entire site on file
DEC approvals are contingent on local approval

SEQR

It was noted for the record that SEQR was previously done for the entire site.

For the record the Board and the applicant agreed that the applicant's submittal; Grading & Erosion Control Plan dated 7-9-2011 by Napierala Consulting Professional Engineer, P.C. will be titled Amended Site Plan to be dated 4-28-2014 and that the applicant will apply for a Sign Permit at the location shown on the Amended Site Plan.

Member Rossetti made a motion, seconded by Member Moliski and carried unanimously to approve the TEREL Realty Amended Site Plan Grading & Erosion Control Plan dated 4-28-2014 by Napierala Consulting Professional Engineer, P.C., Project No. 09-0911.

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

Cont. Amended Site Plan-4' X 50" Addition

Tax Map #087-07-48.1

It was noted for the record that this proposal was presented by the applicant at the March 24, 2014 Planning Board Meeting at which time the Board was waiting for the response from the Onon. Co. Planning Board.

The Onondaga County Planning Board Resolution dated April 2, 2014, OCPB Case #Z-14-100 was read and entered into the file:

NOW THEREFORE BE IT RESOLVED, that the Onon. Co. Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications. The Board offered Two (2) Comments.

Response:

The sewer is existing and it is only a storage area
There will be no change in Stormwater because the room is the same as the existing pavement per Town Engineer Douglas Miller

SEQR

It was noted for the record that SEQR was previously done for the entire site.

Member Kelly made a motion, seconded by Member Lupia and carried unanimously to approve the TEREL Realty Amended Site Plan to be re-dated 4-28-2014 and that the Onon. Co. Planning Board Resolution dated 4-2-2014 has been addressed although it's not pertinent to this particular site.

Megnin Farms at Poolsbrooke, LLC, Genesee Tpk., Chittenango, NY
Amended Preliminary Plan & Re-Phasing of Subdivision
Tax Map #082.2-01-05.1

Tom Oot, Managing Member submitted an Amended Preliminary Subdivision & Re-Phasing of the Subdivision Map dated February 6, 2014 by SeGuin Land Surveying, P.L.L.C., Project No. 14023, Map Revisions No. 1, Revised Phases dated 3-5-2014 and No.2, Added Prel. Plan & Lots 86-87 to Phase 3 dated 4-17-2014 The original Preliminary Subdivision Map was approved with 5 Phases and amended to 4 Phases on February 25, 2013.

Mr. Oot stated that he is proposing an Amended Preliminary Map which is based upon a new Wetland delineation that they completed with the ACOE. In the Final Phase they will be crossing the Aspinall Stream at its' narrowest spot. That is the reason for the slight adjustment in the configuration, it's still 85 Lots. There was another error that was found in the process that they were misinformed as to some Wetlands that they thought might be there to the north. Lots 19 & 20 are clear of the Wetlands. They are waiting for a letter from Maggie Crawford of the ACOE stating that.

Preliminary Re-Phasing-Phase 3

Mr. Oot stated that this phase includes 15 building lots and two green spaces, Lots 86 & 87. It will most likely have a Detention Pond but where it's going they are not quite sure. The HOA will maintain the Stormwater facilities.

Attorney Kinsella asked Mr. Oot if Lot 86 is all master HOA dedicated?

Mr. Oot replied that's correct.

Preliminary Re-Phasing-Phase 4

Mr. Oot stated that this phase includes 28 building lots.

Chairman Gilbert stated that Highway Superintendent Rob Cushing doesn't want/agree with the proposed bridge.

Mr. Oot stated that it will be a half open bottom culvert.

Attorney Kinsella stated that Mr. Cushing had an issue in reference to the end of Quarter Horse Run because as it sits it doesn't continue on so it needs a hammerhead, whether it's on Lot 86.

Mr. Oot agrees and stated that Phase 4 might have some minor changes.

Mr. Oot asked Chairman Gilbert in order to expedite this if they submitted a change showing the culvert instead of the bridge and show a hammerhead at the end of that road would that suffice to keep this moving?

Attorney Kinsella asked Mr. Oot what Phase is Lot 27 in?

Mr. Oot replied Phase 4.

The Board decided not to hold a Public Hearing for the Preliminary and Preliminary Re-Phasing Subdivision Plans because they are minor changes.

The Board stated that these Plans need engineering approval.

Member Rossetti made a motion, seconded by Member Moliski and carried unanimously to approve The Megnin Farms at Poolbrooke LLC Amended Preliminary Subdivision Plan and the Amended Preliminary Re-Phasing Plan subject to:

- 1-Final Engineering approval including proper wetland verification
- 2-The bridge must be changed to a culvert and approved by the Town Highway Superintendent
- 3-A hammerhead must be shown on the end of Quarter Horse Run
- 4-A letter from the ACOE confirming Wetlands and that Lots 19 & 20 are clear of Wetlands
- 5-Density for clustering under Amended Plan must be re-confirmed
- 6-Total number of Lots per the applicant: Phase 3 is 15 Building Lots and two Green Space Lots (86 & 87), Phase 4 is 28 Building Lots

With there being no other business, Member Rossetti made a motion, seconded by Member Byrnes and carried unanimously to adjourn the Meeting at 7:28 PM.

Respectfully submitted,
Barbara A. Smith, Clerk