

**TOWN OF MANLIUS  
PLANNING BOARD MINUTES  
May 12, 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: Ken Wagner, Mike & Ellen McGrew, Bill Clark, Jerry Fitzpatrick, Garry Nichols, John Dunkle.

The Pledge of Allegiance was recited.

**Minutes:** Member Rossetti made a motion, seconded by Member Lupia and carried unanimously to approve the Minutes of April 14, 2014.

The minutes of April 28, 2014 were tabled until the next Planning Board Meeting.

**FCF, LLC, Mallards Landing Phase 2 Section 18C  
Excavation, Grading, Filling Permit  
Tax Map #117.3-01-25.1**

John Dunkle was there to represent the applicant.

Mr. Dunkle reminded the Board that he was at the board meeting a while ago to establish the final Phasing for Section 18 in Mallards Landing and the Board also granted final plan approval for Section 18 A-1 in Mallards Landing. Part of the condition and contract drawings approval was subject to possibly using some of the fill for section 18C, which is low and needs to be filled. So he is before the Board tonight looking to obtain a fill Permit for Lot 18C. There will be no building on it yet, just looking to change the grade. The plan in front of the Board shows the area in which the fill is to be placed. There will be approximately 5,000 cubic yards of fill placed. The total footprint of new fill will be about .95 acres, includes adding more fill to what is already there. The new fill will be less than an acre. It will be placed outside the floodplain and outside the wetland.

Chairman Gilbert stated that this Board has never dealt with an Excavation, Grading and Fill Permit.

Member Kelly said that back in the day they did.

Chairman Gilbert stated that he was unsure what the requirements were as to Public Hearings and Public Comment.

Attorney Primo said that there are no Public Hearing requirements and you can certainly entertain Public Comment but it is not a formal Public Hearing. There is no referral to Onondaga County Planning required.

**SEQR**

Member Kelly made a motion, seconded by Member Rossetti and carried unanimously that the Planning Board assumes Lead Agency and that this is an Unlisted Action and a Negative Declaration.

The Environmental Assessment Short Form was completed by Mr. Dunkle.

Town Engineer Miller stated that there are 2 items that should be addressed:

1. A statement should be written saying that there will be no impact on the adjacent properties regarding runoff.
2. There should be a list of criteria to confirm the existing permeability's be the same as proposed.

Mr. Dunkle said yes, he would address these issues.

Member Crossett made a motion, seconded by Member Moliski and carried unanimously to approve the Excavation, Grading and Filling Permit for Mallards Landing Phase 2 Section 18C with the above conditions set forth by Engineer Miller.

**OTHER BUSINESS**

**Great Outdoors RV Park**

Conversation ensued regarding the number of RV's that are going to be placed on the lot.

Attorney Primo suggested that the applicant file an Amended Site Plan. The Plan will again have to go to the Onondaga County Planning Board.

Member Kelly made a motion, seconded by Member Moliski and carried unanimously to send the Great Outdoors RV Sales' revised Site Plan to The Onondaga County Planning Board.

With there being no further business, Member Rossetti made a motion, seconded by Member Byrnes and carried unanimously to adjourn the Meeting at 8:15 PM.

Respectfully submitted,  
Lisa Baleno, Acting Clerk

