

**TOWN OF MANLIUS
PLANNING BOARD MINUTES
June 9, 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 Wendy Kinsella and Town Engineer Douglas Miller.

Also Present: Sharon Lindberg, Mike & Ellen McGrew, Bill Clark, Jerry Fitzpatrick, Rudy Zona, Bev & Stan Brownell, Greg Rinaldi, Ken & Cheryl Katzenstein, Andrea Goodwater

The Pledge of Allegiance was recited.

Minutes: Member Rossetti made a motion, seconded by Member Moliski (Member Crossett abstained as he was not present at that Meeting) and carried unanimously to approve the minutes of April 28, 2014.

Member Kelly made a motion, seconded by Member Rossetti and carried unanimously to approve the minutes of May 12, 2014.

**Tom Greenwood, Collamer Rd., E. Syracuse, NY
Excavating, Grading, Filling Permit
Tax Map # 038.-01-03.0**

Rudy Zona, RZ Engineering was there to represent the applicant, Tom Greenwood.

The Onondaga County Planning Board Resolution dated 06-04-2014 was entered into the file.

Mr. Zona explained to the Board that this is an Agricultural piece of property that has an existing farmhouse and will be used to grow crops for the Restaurant and Winery on Route 298.

Chairman Gilbert said that the concern he has is Wetlands. One of the recommendations from the County was that the applicant contact the DEC and confirm the presence or not of State Wetlands.

Mr. Zona stated that Article 24 of the Fresh Water Wetlands Regulations from the DEC (1997 version) is the reason the DEC does not require a permit. Mr. Richard Head from the DEC did visit the site and said that there was no violation on the property.

Discussion ensued regarding wetlands.

Chairman Gilbert stated that he would like a letter from the DEC and the Army Corp of

Engineers stating that they have no issues with this project and the Board agreed.

Member Rossetti made a motion, seconded by Member Kelly to approve the Excavating, Grading and Filling Permit, upon receiving letters from the Department of Environmental Conservation and the Army Corp of Engineers stating that there are no violations or issues with this project.

Mr. Zona stated that he will send an email to the DEC and the Army Corps of Engineers, and copy Town Engineer Doug Miller, requesting letters regarding no violations or issues with the property.

Kenneth Katzenstein, Kirkville Road, Kirkville, NY
Excavating, Grading, Filling Permit
Tax Map # 052.-01-06.0

Mr. Katzenstein said that he is a farmer in Onondaga and Madison Counties. They bought a building lot (100x200) with a 60 foot right of way on Kirkville Road. He cleared the lot after he got permission from the previous owner, before he closed on the land, didn't realize that they needed a permit. On the lot there is a basement that was dug in the late 60's early 70's that is all grown up now and needs to be filled in.

Member Byrnes made a motion, seconded by Member Crossett and carried unanimously to approve the Excavating, Grading and Filling Permit on Kirkville Road.

The Great Outdoors Rec. Ctr., 7030 Manlius Center Road, E. Syracuse, NY
Revised Amended Site Plan- Recreational Vehicle Sales Facility
Tax Map #062.-04-06.1 & 06.2

Greg Rinaldi was there on behalf of the Great Outdoors Rec. Center. Right now there are 50 units on the lot. They would like to add another 20 units hoping the Board will agree to it and allow a total of 70 units on the lot.

Member Moliski said that she is ok with the lot the way it is as long as when the winter months hit and the trailers are moved off the lawn, that they aren't moved to the front of the office trailer.

Mr. Rinaldi said that the trailers should not be placed in front of the office trailer.

Attorney Primo advised the Board to take a step back and to not rush this decision. He also advised that they should consider this project permanent in nature.

Member Lupia said that in the beginning he disliked the look of the lot. Now he is pleased.

Member Kelly asked about approximately how many units will be on the lot in the winter months? The applicant said maybe 30-50.

Attorney Primo said at some point the Board had a Public hearing regarding this project and it has never been rescheduled and there is no fault provision for not having it approved within 45 days of the Public Hearing but we did have a Public Hearing, so I would like a letter from the Applicant stating that they waive any objections to this procedure that the Board is following.

Chairman Gilbert said that he is comfortable with the current plan as long as the front of the property is left alone.

Member Rossetti said that the Public Hearing was for the Site Plan, which this Board approved, but this is for an Amended Site Plan which we have not had a Public Hearing for, is that correct? Attorney Primo said that sounds right.

The Board agreed to hold off on a Public Hearing for the Amended Site Plan until everything is in order and they are comfortable with the number of units on the lot.

Chairman Gilbert ended the conversation by saying that the Board will revisit this project towards the end of the summer.

OTHER BUSINESS

Text Amendment- Chp. 155-20 & 155-27

Member Rossetti said that he believes the R-M Zone was created so that you could live and have your professional office in that home. And that was changed to allow offices of professionals without having to live in the house, but with keeping the Residential look. And it has since gone through more changes. If the purpose of the R-M Zone is too keep the Residential character, there is no way in the world that there can be a Retail use of any kind in an R-M Zone is in keeping with the Residential character.

Member Kelly said it will be too commercial.

Attorney Primo gave the Board an overview of the R-M Zone, how this project started, why this Amendment is coming before the Planning Board and where the Town Board stands on this matter.

Chairman Gilbert said the area will look too commercial and he is not in favor of this Amendment.

Member Rossetti said that it bothers him to modify the R-M Zoning per application, otherwise

known as Spot Zoning.

Member Lupia made a motion, seconded by Member Moliski and carried unanimously to send a negative recommendation on the proposed draft change to the law to the Town Board regarding the Amendment of the R-M Zone. The Planning Board is against the change to the proposed R-M 1.

The following are the reasons the Planning Board came up with the negative recommendation:

1. Village vs. Town relocation
2. Spot Zoning
3. Retail can never maintain a Residential character

The Board voted as follows:

Chairman Gilbert	aye
Member Kelly	aye
Member Byrnes	aye
Member Lupia	aye
Member Rossetti	aye
Member Crossett	aye
Member Moliski	aye

The motion was carried.

With there being no further business, Member Rossetti made a motion, seconded by Member Byrnes and carried unanimously to adjourn the Meeting at 8:10 PM.

Respectfully submitted,
Lisa Baleno, Acting Clerk