

**TOWN OF MANLIUS
PLANNING BOARD MINUTES
AUGUST 11, 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: P. Fietta, Mary Pat Cox, Madeleine Bort, Allen Olmsted, Sharon Caron, Tom Oot, Mike & Ellen McGrew, Matt Napierala, Rod Ives and Attorney Kathleen Bennett.

Not in Attendance: Member Donald Crossett.

The Pledge of Allegiance was recited.

Other Business-June 9, 2014 Planning Board Meeting

**Thomas Greenwood, Collamer Rd., East Syracuse, NY
SEQR**

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

Member Kelly made a motion, seconded by Member Rossetti and carried unanimously that this is an Unlisted Action and to issue a Negative Declaration under SEQRA.

Kenneth Katzenstein, Kirkville Rd., Kirkville, NY

The Onondaga County Planning Board Resolution dated June 4, 2014, Case #Z-14-198 was read and entered into the file.

The Board agreed-Condition satisfied.

SEQR

Member Moliski 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 Kelly and carried unanimously that this is an Unlisted Action and to issue a Negative Declaration under SEQRA.

Minutes: Member Lupia made a motion, seconded by Member Moliski and carried unanimously to approve the Minutes of June 9, 2014.

**Austin Meadows North, Manlius-Cazenovia Rd., Manlius, NY
Amended Preliminary Plan & Re-Phasing of Subdivision
Tax Map #117.2-02-01.0**

Sharon Caron, owner and applicant submitted an Amended Re-Phasing Preliminary Map showing Phase 2, 23 Lots (27-49) and Phase 3, 9 Lots (18-26) by SeGuin Land Surveying, P.L.L.C. dated July 14, 2014, Project No. 14151.

It was noted for the record that SEQR was previously done for this project.

Member Moliski made a motion, seconded by Member Kelly and carried unanimously to approve the Austin Meadows North Amended Re-Phasing Preliminary Map, Phase 2 and 3 as submitted.

**Austin Meadows North, Manlius-Cazenovia Rd., Manlius, NY
Final Phase 2 Tax Map #117.2-02-01.0**

Sharon Caron, owner and applicant submitted a Final Phase2 Map showing 23 Lots (27-49) by SeGuin Land Surveying, P.L.L.C. dated July 11, 2014, Project No. 14151.

Member Rossetti asked the applicant if the owner of Phase 2 and 3 will remain the same?

Sharon Caron replied, that is correct.

It was noted for the record that SEQR was previously done for this project.

Member Rossetti made a motion, seconded by Member Lupia and carried unanimously to waive holding a Public Hearing as the Final Map is identical to the approved Preliminary Map.

Member Rossetti made a motion, seconded by Member Lupia and carried unanimously to approve the Austin Meadows North Final Phase 2 Map dated July 11, 2014, to be re-dated August 11, 2014 and the Chairman to sign the Final Map after the Parkland fees for 23 Lots is received.

**Megnin Farms at Poolsbrooke LLC, Genesee Tpk., Chittenango, NY
Revised Amended Preliminary Plan & Re-Phasing of Subdivision
Tax Map #086-01-03.6**

Tom Oot, applicant submitted a Revised Amended Re-Phasing Preliminary Map showing Phase 3, 13 Lots (19-24 & 55-61) and Phase 4, 30 Lots (25-54) by SeGuin Land Surveying, P.L.L.C. dated February 6, 2014, revised July 7 2014, Project No. 14023.

Mr. Oot talked about the history of Megnin Farms. He hired a firm out of Phoenix, NY to do Wetland delineation on the balance of the tract, 27 acres. A mistake was made and the previous two lots that were put in and are now back out but the Subdivision remains at 85 Lots.

Chairman Gilbert asked about what the status was for getting approval from the ACOE for crossing

the Stream?

Mr. Oot replied that no permit is required. You can step across it, that's how small it is. They have to leave the bottom of the stream bed undisturbed, span it with a half culvert, 8 to 10 feet and that he has discussed with Rob Cushing, Highway Superintendent.

Attorney Kinsella asked Mr. Oot if he had gotten additional information from the ACOE?

Mr. Oot responded no that he is waiting for an amended Jurisdictional Determination which he should have in a week or so.

He stated that the Detention Pond will be built in Phase 3 and the culvert over the Stream will be built in Phase 4.

Discussion ensued in reference to the lots and the reconfiguration of some and the Wetlands.

Member Rossetti made a motion, seconded by Member Kelly and carried unanimously to waive holding a Public Hearing for the project because it is not a substantial change.

Member Byrnes made a motion, seconded by Member Rossetti and carried unanimously to approve the Megnin Farms Amended Preliminary Plan and the Re-Phasing of Phase 3 and 4 as submitted with the following conditions:

Jurisdictional Determination from the ACOE is received

Input is required from Rob Cushing, Highway Superintendent in reference to the proposed culvert over the stream

Provide an emergency exit off of Quarter Horse Run.

Resort Lifestyle Communities, North Burdick St., Fayetteville, NY

Concept Review Tax Map #086-01-03.6

Submitted:

Concept Plan dated July 28, 2014, Sheet SK-3 by Napierala Consulting Professional Engineer, P.C.

Community Model Packet

Hand-out titled RLC, Resort Lifestyle Communities

Attorney Kathleen Bennett of Bond Schoeneck & King, representing the applicant stated that this is an Independent Living Community for Seniors 55 years of age and older. The standard facility is 3 stories in height, 180,000 sq. ft., 130 Units; Studio, 1, 2 and 3 Bedrooms, the rents at this point are undetermined but likely will range from \$2750-4000. There will be a Lounge, Library, Theatre, Fitness Center, Billiards, Spa, Bank, Pharmacy, Salon, Barbershop, Community Room and Food and Dining with a Gourmet Chef.

These services are for the residents, their relatives and are not open to the public.

Anyone over 55 can move in but the average age of the residents is 84, average age at move in is 77 and the average time of residency is 7 years. For most it is their last physical address.

The standard design of the Building is a Colonial Red Brick concept, but there is no decision on the final design here.

They hold an option on this site, they think that it is well positioned for development with the Towne Center to the South and the Medical Facility up the road. They have found that the Snowbirds have gone South for a while and now they want to be closer to their children and grandchildren.

She stated that the proposed project is located in an R-A zone with allowable uses in R-3, with this district allowing homes for Elderly Adults under a Special Use Permit approved by the Town Board after a recommendation from the Planning Board.

Member Rossetti asked if the tenants sign a 1 year lease and how does the business side of this work?

Attorney Bennett responded that she believes that it is a 1 year lease but isn't positive, but they are long term, nothing short term.

Matt Napierala talked about the layout of the property. Access is off of Medical Center Drive and has a circular drive surrounding the facility. The layout shows very early stages of the grading concept which require some retaining walls to fit this on this terrace site. Parking is provided just under 1.5 per unit.

He stated that he had shared this concept plan of this type of facility with Chief Hildreth and assistant Chief Mark Olson of the FFD and Chief Hildreth has issues with elderly care and the EMS trips. Chief Hildreth said that it is like Maple Downs and that he has no problems with it because it is independent living, not assisted or nursing care and that it's a good project. He likes the idea that he has 360 degrees circulation. The radius has to be looked at to make sure that his big truck can handle it. In reference to the building being 3 stories his ladder goes up to 106 feet, reaching well beyond the peak of a 5 story building. He hasn't drafted a letter yet but is in support of this project.

Member Rossetti asked that if you have 160 parking spaces, how many trips per day will be generated?

Mr. Napierala responded that trips are per hour at intersections and that they will run that analysis when they get into the SEQR process. The residents that do have cars tend to park

them and leave them unless they have a family trip once a week or once a month. For daily trips there is a service bus or van for different trips. When they get into the details there will be some covered parking, potentially build garages.

Attorney Bennett stated that in terms of traffic they will have 35 to 40 employees, with 20 on site at any time.

Mr. Napierala stated that the existing parcel is approx. 12 acres and that they are going to subdivide approx. 8.5 acres for this project.

Rod Ives talked about the grading and the 3 on 1 slope. He said that this isn't going to be a typical Stormwater design. It will be underground, smaller bio-retention areas up in the corners. They are actually trying to pitch water against grade and use some area for the runoff reduction volume that is required by the DEC. They are going to get the water away from the buildings on both sides and utilize underneath of the parking area for storage. He talked about different methods for underground storage.

Chairman Gilbert stated that in their meeting they talked about the 3 Stories in an R-A zone and Attorney Bennett had some ideas about the fact that R-5 does allow for 3 stories including the basement, so we will have to pay attention to the R-5 zoning laws in reference to variances.

Mr. Napierala stated that technically in the R-A, to the best of their read, there is no height restriction other than the way that it has been reviewed. Engineer Miller and Attorney Kinsella told them that there is no other apartment complex in the Town greater than 2 stories, but they are classifying this as homes for the elderly with the legal age requirement of over 55 and the average age of 77 coming in. They are here tonight to work the legalities of this, what zoning says, does it require ZBA or how to talk to the Planning Board on how to meld in the concepts of R-5 into the R-A, that's what he remembers talking about.

Member Kelly asked, is there going to be a basement?

Mr. Ives pointed to a back area on the plan and stated that because of the grading they are looking at a Loading Dock concept where the pavement will be 4 feet below the finished floor elevation for deliveries.

Mr. Napierala stated that the wing units essentially, no there will be no basements.

Member Rossetti asked that in reference to parking are there going to be three entrances to the building, the main entrance, in between the common area and the two wings?

Mr. Ives said no, because this is a Concept Plan and that they haven't been given architectural plans that show sidewalks to the buildings, etc.

Member Kelly is concerned about the parking, the 3 stories and the retention.

Member Lupia thinks that it is interesting.

The consensus of the Board was that they liked the concept.

Town Engineer Miller stated that this project has a long ways to go, The Planning Board has a lot of issues to look at, one being the zoning issue which no determination was made, just one discussion.

Attorney Kinsella stated that one of the things that they talked about was to have it fall from the R-A back to the R-3 which includes homes for elderly adults. They had a preliminary concern that elderly housing at 55 and nobody was willing to go down that road, but once they got into some of the statistics regarding the average age that goes in at 77, the average age of 84, these were some of the discussions that we had. She also told them as a general rule, she knows that most of the Planning Board Members even though it probably does fall under R-3 with a Special Use Permit would look to the R-5 with the apartment for a lot of the guidance anyways in terms of setbacks, greenspace and etc. and familiarize themselves with R-5 if that's the road it's going to go.

Engineer Miller stated that R-5 also addresses recreational issues.

Member Rossetti stated that they may need more property for this project.

Mr. Napierala stated that that is why they want to work a parallel, instead of a series, run the Subdivision along with the Site Plan.

Member Rossetti asked, is your option for the legal description shown here or is it for the entire parcel?

Mr. Napierala responded that the option is for the approx. 8.5 acres and not the entire approx. 12 acres. Allen Olmsted, Realtor can take this information back to the owner.

Attorney Bennett stated that in terms of the zoning one of the reasons that they kind of focused in on the R-A, referring back to the uses permitted in R-3 and the R-3 permitting homes for elderly adults by Special Permit that gives a lot of flexibility to the Town and Planning Board. The zoning code talks about imposing additional standards to provide adequate safeguards to protect the health, safety and welfare of the public. So, this does give us some flexibility to address obviously your concerns and issues without being tied into the various specifics; setbacks and height restrictions in an R-5 zone. When we analyze this project under the R-5 zone if we had to go through re-zoning and re-zone this as R-5 she thinks that they would need

10 variances.

Engineer Miller stated that what was discussed was that they would probably rely on the R-5
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for the zone that would be our recommendation. So, the Special Permit would heavily rely upon the R-5. It is so similar to R-5, the issues of R-5 would override the Special Use Permit.

Attorney Bennett stated that depending on what proof they put forward that might allow for some flexibility, if it said 40 feet and they were at 42 feet, there might be some flexibility and they might not need a variance.

For the record the Board unanimously liked the concept.

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

Respectfully submitted,
Barbara A. Smith, Clerk