TOWN OF MANLIUS
PLANNING BOARD MINUTES
NOVEMBER 10, 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: Donald Crossett, Richard Rossetti, Thomas Byrnes, Ann Kelly and Joseph Lupia. Also present were Attorney Wendy Kinsella and Town Engineer Douglas Miller.

Also Present: Jon Hefti, Mike & Ellen McGrew, Garry Nichols, Pete Fietta, Bob Porcello

Not in Attendance: Member Moliski

The Pledge of Allegiance was recited.

Minutes: Member Rossetti made a motion, seconded by Member Byrnes (Member Crossett abstained as He was not present at that Meeting) and carried unanimously to approve the Minutes of August 11, 2014.

David D. Stringer, FCF, LLC, North at Gadwall Lane, East of Ring-Necked Path & West of South Eagle Village Road, Manlius, NY
Mallards Landing, Amended Final Plan, Phase 2, Section 18A-1
Tax Map #117.3-01-25.5
Bob Porcello was there representing Mr. Stringer. He stated that there were 3 changes to Section 18A-1. They are:

1. Lot 20, the Common Area is now separate.
2. Mandarin Circle cul-de-sac is now Common Area #1
3. Future Road cul-de-sac is now Common Area #2

Chairman Gilbert asked the Board if they were happy with the way the map was now with the appropriate changes and if they were ok with the Chairman signing the map. The Board said yes per Attorney Kinsella's approval.

Member Rossetti asked if the Homeowners Association Controlling Documents had been changed to reflect the new changes. Attorney Kinsella said that she didn't know the answer but the motion would be made subject to Attorney approval because she has to go back and look at the meets and bounds, the streets and highway agreements to make sure they are consistent now that there is a final map.

Member Lupia made a motion seconded by Member Rossetti and carried unanimously to waive the Public Hearing for Mallards Landing Amended Final Plan Phase 2, Section 18A-1.

Member Kelly made a motion, seconded by Member Crossett and carried unanimously to approve the Mallards Landing, Amended Final Plan, Phase 2, Section 18A-1, Tax Map #117.3-01-25.5 subject to Attorney Kinsella's approval.

OTHER BUSINESS

1. **Resort Lifestyle Communities- Special Permit and Recommendation to the Town Board- Re: Lead Agency for SEQRA Purposes:**

Chairman Gilbert told the Board that there were Binders regarding the above issue that the Board was to take home and read over for the next Board meeting. He also explained that the Town Board feels like they should be Lead Agency on this project.
Attorney Kinsella said that there will be two different pieces of this project that will have to be addressed; The Special Use Permit that will go before the Town Board and then they will make the referral back to the Planning Board. Attorney Kinsella recommended to the Developer to get their Preliminary Site Plan together. She also said that the two Boards (Town and Planning) need to talk to determine who should be Lead Agency for SEQR purposes.

2. **Possible appointment of Agri-breweries and Agri-wineries Subcommittee:**

Chairman Gilbert told the Board that there was a meeting this past week with the gentlemen that would like to develop the Agri-brewery on Route 173. He said that they would like to make a presentation to the Planning Board.
Attorney Kinsella said that New York State is pushing the Agri-breweries and the Agri-wineries; one of the issues was whether or not the Town of Manlius wanted to have a moratorium to get some regulations in place. The Town Board has no interest in a moratorium so they would be looking to the Planning Board for guidance.

3. **Reminder to submit Recommendations to the Town Board for new Planning Board Chairman:**

Chairman Gilbert asked the Board for recommendations for the new Chairman. He received feedback and gave his choice to the Town Board. Most of the Board suggested Mr. Rossetti. With that being said, Chairman Gilbert thanked the Board for letting him serve as Chair for the past 10 years and that he isn't leaving, just stepping down.

With there being no further business, Member Rossetti made a motion, seconded by Member Lupia and carried unanimously to adjourn the Meeting at 7:23pm.

Respectfully submitted,
Lisa Baleno, Acting Clerk