

**TOWN OF MANLIUS
PLANNING BOARD MINUTES
NOVEMBER 24, 2014**

APPROVED

The Town of Manlius Planning Board met in the Town Hall at 7:00 PM with Acting Chairman Richard Rossetti presiding and the following Members were present: Susan Moliski, Donald Crossett, Thomas Byrnes, Ann Kelly and Joseph Lupia. Also present were Attorney Wendy Kinsella and Town Engineer Douglas Miller.

Also Present: Ellen & Mike McGrew, Matt Napierala, Rod Ives, Dan Barnaba, Allen Olmsted and Cathy Byrnes.

Not in Attendance: Chairman Fred L. Gilbert.

The Pledge of Allegiance was recited.

Minutes: Member Crossett made a motion, seconded by Member Lupia (Member Moliski abstained as She was not present at that Meeting) and carried unanimously to approve the Minutes of November 10, 2014.

**Resort Lifestyle Communities, North Burdick St., Fayetteville, NY
Referral of Special Permit From The Town Board & Preliminary Site Plan Review
Tax Map #086-01-03.6**

Matt Napierala and Rod Ives of Napierala Consulting, representing the applicant submitted a Site Plan dated November 17, 2014, Project No. 14-1342 that included:

Sheet C-001 Title Sheet

Sheet C-002 General Notes

Topographic & Boundary Survey Dated June 23, 2014, DWG No. 14-0341 by C.T. Male Associates

Sheet C-150 Zoning Compliance Plan dated 11-7, 2104 By Napierala Consulting

Sheet C-200 Erosion & Sediment Plan dated 11-7, 2014 by Napierala Consulting

Sheet C-300 Layout Plan dated 11-7, 2014 by Napierala Consulting

Sheet C-400 Overall Site Grading Plan dated 11-7-2014 by Napierala Consulting

Sheet C-401 North Side Grading Plan dated 11-4-2014 by Napierala Consulting

Sheet C-402 South Side Grading Plan dated 11-7-2014 by Napierala Consulting

Sheet C-500 Utility Plan dated 11-7-2014 by Napierala Consulting

Sheet C-600 Landscaping Plan dated 11-7-2014 by Napierala Consulting

Sheet C-700 Lighting Plan dated 11-7-2014 by Napierala Consulting

Sheets C-800, 801, 802, 803, 804 & 805 Details dated 11-10-2014 by Napierala Consulting

They also submitted a Packet that included:

Section 1 Project Description

Section 2 Resort Lifestyle Communities Brochure

Section 3 State Environmental Quality Review (SEQR) Long Form and an
Application, Referral from the Town Board for a Special Permit

Section 4 Geotechnical Report

Section 5 Stormwater Report

Section 6 Traffic Report

Section 7 Fire Chief Report

Section 8 Half-Scale Plan Set

Mr. Napierala explained that his goal is for handling SEQR was to provide this Board with enough information to make a determination.

Attorney Kinsella stated that the Planning Board will probably be Lead Agency in reference to SEQR but it needed to be confirmed with the Town Board. The thought process was to have the Preliminary Site Plan Review run parallel with the Special Permit was to make sure that everything was consistent. Everyone recognizes that when the Planning Board reviews the Special Use Permit, any conditions, setbacks and all of those things ultimately has to go back to the Town Board for approval before the Preliminary Site Plan can be approved. In reviewing the submissions this didn't seem to fall into a Type 1 Action, it appeared to be an Unlisted Action. It seems like that the preliminary feedback an Environmental Impact Statement would probably be required though it's not a Type 1. It is a big enough project so stormwater, topography of the slope and etc. will be a big concern. We are hoping that we can move all of these things together and answer all of the questions while the EIS is being prepared as well.

Mr. Napierala stated that to his understanding of SEQR a Type 1 Action doesn't trigger you or follow you in the CookBook to an EIS.

Attorney Kinsella replied correct and that she is not saying that it is required but the Planning Board will probably want it.

Mr. Napierala stated that his goal here is to say when you say EIS it has time frames, scoping sessions, a Draft EIS, review period and a Final FEIS. We haven't even started any review here and we're talking EIS. His goal is to talk, address and mitigate the concerns, neighborhood, stormwater and etc. His goal is to technically provide the Board with any information that you need and show how they mitigated the concerns. They don't want to go to an EIS today. After engineering review and public input if there are some concerns that they can't answer in this process then we have to go to an EIS, fine.

Attorney Kinsella stated that she understands that and will defer it to the Board and Engineer Miller if additional information and the EIS will be needed. From a timing standpoint, if we get through 3 or 4 Meetings and the Board says that this is a significant project in a tough location having a lot of restraint and we want an EIS, it will put the applicant further behind.

Then you say why did we go down this road.

Attorney Kinsella explained the process for the Special Use Permit and the Site Plan Review.

A Memo dated 11-17-2014 from Miller Engineering; Initial Review Comments was read and entered into the file.

It was noted for the record the the initial Engineering Review Fee of \$2500.00 has been received.

Mr. Napierala and Mr. Ives talked about and explained some of the concerns. There will be no Subdivision because the applicant has an option to purchase all 12 acres and that the Fire Dept. has emergency access. The Stormwater Plan includes bio-retention areas, underground storage and a surface detention. They explained the Underground System and how the system will slow down the water.

The applicant and Engineer Miller will begin working on the November 17, 2014 Memo and decide if the applicant will return to the Planning Board Meeting of 12-8-2014.

With there being no further business, Member Byrnes made a motion, seconded by Member Moliski and carried unanimously to adjourn the Meeting at 8:02 PM.

Respectfully submitted,
Barbara A. Smith, Clerk