

**TOWN OF MANLIUS
PLANNING BOARD MINUTES
DECEMBER 22, 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: Donald Crossett, Thomas Byrnes, Ann Kelly, Susan Molski and Joseph Lupia. Also present were Attorney Wendy Kinsella and Town Engineer Douglas Miller.

Also Present: Christine Hebert, Jason Zion, Matt Napierala, Mike & Ellen McGrew, Dan Barnaba, Allen Olmsted

Not in Attendance: Chairman Fred Gilbert

The Pledge of Allegiance was recited.

Minutes: Member Lupia made a motion, seconded by Member Crossett and carried unanimously to approve the Minutes of December 8, 2014.

Christine P. Hebert, North Manlius Road, Kirkville, NY

Preliminary 3 Lot Subdivision

Tax Map #040-02-02.1

Member Lupia stated that he would be recusing himself from this discussion and vote due to a possible conflict of interest.

Jason Zion gave a brief presentation of the subdivision. His family owns a 52 acre parcel that they would like to subdivide and build houses on two of the parcels and keep the remaining (approx. 46 acres) land as family owned farm land.

The applicant turned in the Agricultural Data Statement.

Member Kelly made a motion seconded by Member Byrnes (Member Lupia abstained) and carried to waive the Public Hearing for Christine Hebert, North Manlius Road, Kirkville, NY; Preliminary 3 Lot Subdivision, Tax Map #040-02-02.1.

Member Molski made a motion seconded by Member Kelly (Member Lupia abstained) and carried to approve the Christine P. Hebert, North Manlius Road, Preliminary 3 Lot Subdivision; Tax Map#040-02-02.1.

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

CONTINUED – Referral of Special Permit from the Town Board & Preliminary Site Plan Review

Tax Map #086-01-03.6

Matt Napierala passed out new maps and new tabs for the existing binders the Board already

has.

Member Kelly stated that her main concern is Emergency vehicle access. Mr. Napierala said that they are considering a secondary road off of North Medical Drive for these vehicles. It would be used only for emergency purposes, not open to the public.

Acting Chairman Rossetti stated the concerns that he had regarding the project:

1. R5 Criteria
2. Height Requirements
3. Parking
4. Engineering
5. Drainage/Retention/Stormwater
6. Ingress and Egress

The Board asked for a traffic study and or a meeting from Fire Chief Paul Hildreth.

The Board made a motion to continue this discussion at the next Planning Board meeting of January 12, 2015.

OTHER BUSINESS

Dan Barnaba – Mallards Landing Sections 18B & C Cranebrook Landing- He discussed the issues regarding this Development. He is requesting waivers for the next Planning Board Meeting of January 12, 2015. He would also like the contract drawings and the final subdivision maps approved at the next meeting.

Acting Chairman Rossetti informed the Board that tonight is Member Byrnes' last meeting. He read a Proclamation and thanked Tom and his wife for their service to the Planning Board. Member Byrnes thanked everyone as well.

With there being no further business, Member Lupia made a motion, seconded by Member Byrnes and carried unanimously to adjourn the Meeting at 8:36pm.

Respectfully submitted,
Lisa Baleno, Acting Clerk