

**TOWN OF MANLIUS  
PLANNING BOARD MINUTES  
DECEMBER 9, 2013**

**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 Wendy Kinsella and Town Engineer Douglas Miller.

Also Present: Ellen & Mike McGrew, Bill Camperlino and Jim Emerick.

The Pledge of Allegiance was recited.

**Minutes:** Member Rossetti made a motion, seconded by Member Moliski and carried unanimously (Member Byrnes abstained as he was not present at that Meeting) to approve the Minutes of August 26, 2013.

**William Camperlino, Highbridge St., Fayetteville, NY**

**Cont.-Recommendation To The Town Board-Zone Change From CA To R-5**

**Tax Map #093-01-05.1**

Jim Emerick of Napierala Consulting, representing the applicant submitted a Site Plan dated October 15, 2013, Project No. 13-1249 by Napierala Consulting that included Landscaping Notes, Slope Protection Plan, Federal Highway Administration Rockfall Catch Ditch Design Chart and a Typical Section.

Also submitted into the file were e-mails exchanged between Ray Seubert, Attorney Terry Langan and Attorney Miriam J. Dent in reference to Brookdale Senior Living, Inc. and Heath Care REIT with an agreement to dedicate the R-O-W known as "Gramercy Circle" to the Town of Manlius as your client, Turnwood Development Corp., has requested with terms.

Mr. Emerick stated that the proposal is for 7 2-Unit Townhouse buildings on an 8.8 acre Lot. The intent is to dedicate "Gramercy Circle" as a Town Road with a Private Drive off of it. Sanitary Sewer and Water is available and there is Stormwater mitigation in place for the development. Per the FHARCDDC they have sized the ditch, length and depth to catch any rocks that happen to slide down the hill. For added protection they are proposing to provide Landscaping in the critical areas where the houses are closest to the slope. The Town setback required is 25 feet and they are proposing 30 feet.

Member Rossetti asked if the agreement in reference to "Gramercy Circle" has been finalized and signed?

Mr. Emerick responded that per the e-mail it stated that it indicates that it would be acceptable. He has submitted a couple of Plans to them altering Landscaping and Buffering.

Mr. Camperlino stated that at this time the agreement and its terms are in the hands of the Attorneys.

Member Kelly asked what is the Elevation between the Road and the lowest Unit and that she is concerned about the last 2 Units being so close to the slopes.

Mr. Emerick responded that they don't have the full Grading Plan developed. It would probably be a 1% slope down towards "Gramercy Circle".

Member Rossetti stated that he doesn't have a problem with the R-5 zoning but he's a long way from agreeing to the Subdivision. It needs Town Engineer approval, and needs to be in compliance with what is proposed for "Gramercy Circle" and the Private Drive.

Chairman Gilbert stated that his concern with steep slopes in all glacial topography is that there is an opportunity sometimes for a layer that you cannot see on the surface of a silty recustrian layer in there that when it gets saturated gives way and you get slope movement. He would like one drill hole done.

Member Byrnes stated that he thinks that something more has to be done to look at the slope stability.

Mr. Camperlino stated that he needs some kind of approval contingent on the zone change. This Plan has to be affordable and if he cannot get 7 Units in there he cannot afford to rebuild the Road, put new drainage in and do the infrastructure. He talked in length about the history of this property.

Mr. Emerick stated that in reference to drainage it was designed for this entire development, completed and constructed so it doesn't need to be updated.

Mr. Miller stated that it would have to have been designed for this project.

Mr. Emerick stated that it would have to be the same in impervious area. If they didn't exceed that impervious area in the original design, they won't need it updated.

Mr. Miller stated that if this was the design that was approved for the site, with the Altera site. then yes.

Member Rossetti made a motion, seconded by Member Kelly and carried unanimously to refer this application to Town Engineer Miller for review in payment of up to \$1500.00 to be paid by the applicant.

The consensus of the Board was that they were in favor of a Residential project.

Attorney Kinsella stated that the following is a list of issues and concerns that have to be addressed:

Agreements in place and signed for "Gramercy Circle"  
Public Access allowed  
Geotechnical Study-Slope Stability  
Private Drive acceptable as it relates to the Code and Fire Safety  
SWPPP  
Homeowners Lot-Maintenance  
Payment to Miller Engineering for review of all documents

**Accessory Use Permit Renewals:**

**1022 Properties, LLC, 110 Buchmans Close, Fayetteville, NY Tax Map #091-01-01.1**  
**1022 Properties, LLC, 108 Buchmans Close, Fayetteville, NY Tax Map #091-01-02.1**  
**Debra Kriescher, 6547 N. Manlius Rd., Kirkville, NY Tax Map #051-07-03.0**  
**Suzanne Edwards, 3364 Eventyde Cr., Manlius, NY Tax Map #110-10-06.0**  
**John Farnach, 7521 Highbridge Rd., Manlius, NY Tax Map #103-04-16.0**  
**Michael Heath, 7913 E. Ridge Pointe Rd., Fayetteville, NY Tax Map #090-07-03.0**  
**Paul Hart, 7902 Kirkville, NY Tax Map #051-04-09.0**  
**Eureka, LLC, 7136 E. Genesee St., Fayetteville, NY Tax Map #092-05-25.1**

A Memo from Code Enforcement Michael Jones dated November 8, 2013 stating that he had reviewed the applications and found them to be in order, that there had been no complaints, no changes from the original Accessory Use Permit approval and recommended that the renewals be approved for seven (7) years.

The Board requested that the Code Enforcement Officer research and inspect all Accessory Use Permit Renewals signage.

Member Byrnes made a motion, seconded by Member Rossetti (Member Lupia abstained) to approve the above referenced Accessory Use Permit Renewals for a period of seven (7) years.

**Ayes:** Chairman Gilbert, Members Moliski, Crossett, Rossetti, Byrnes, Kelly

**Abstained:** Member Lupia

**MOTION CARRIED**

**Other Business**

Chairman Gilbert stated that the regular scheduled Planning Board Meeting that was to be held on December 23, 2013 has been cancelled due to a lack of business.

With there being no other business, Member Rossetti made a motion, seconded by Member

Crossett and carried unanimously to adjourn the Meeting at 8:05 PM.

Respectfully submitted  
Barbara A. Smith, Clerk