

**TOWN OF MANLIUS
PLANNING BOARD MINUTES
April 25, 2016**

APPROVED

The Town of Manlius Planning Board met in the Town Hall at 7:00 PM with Chairman Susan Moliski presiding and the following Members were present: Fred Gilbert, Ann Kelly, Joseph Lupia, Don Crossett, Mike LeRoy and Walt Neuhauser. Also present were Attorney Timothy Frateschi and Town Engineer Douglas Miller.

Also Present: Robert Bardou?, Mike Rothman, Mike and Ellen McGrew, Terry Horst, Henry McIntosh, Brad Schultes, Garrett Bilow, Lilli Komurek, Jake McKenna, Peter Muserlian.

The Pledge of Allegiance was recited.

Minutes

Member Gilbert made a motion, seconded by Member LeRoy and carried unanimously to approve the minutes of April 11, 2016.

Spraguellis, LLC 422 Kinne Street, E. Syracuse NY 13057
Site Plan Approval for a Repair Shop and Car Dealer located at 7048 North Manlius Road.
Tax Map # 040.-01-08.1

Member Neuhauser asked how many spots were designated for selling cars. The applicant said 19, he then realized that his employees needed to park somewhere so he said 15 spots instead of 19.

Conversation ensued regarding the parking on the lot.

Chairman Moliski asked how the applicant was planning on delineating the parking spaces. Could they stake the ground or could they use curb stops?

Member Kelly is concerned about the parking space closest to the road. Can the parking space be removed?

Member Lupia said that there needs to be enough spaces for customers to park and the maximum number of spots for cars to be sold should be 7.

Attorney Frateschi asked what the applicant was planning to do with the garage closest to the road. The applicant said it will be a sales office, some light detailing and some tire work. The bulk of the work and detailing will be in the garage furthers from the road.

Chairman Moliski said that she thinks the Board has issues with the following items:

1. Curbs for parking
2. Does the end spot (for parking) stay or does it need to be removed.

The general sense for the plan seems to be good. Chairman Moliski asked for the Boards opinion on the spot closest to the road.

The Applicant said that he can move the parking to accommodate the Board and his Site Plan. He can move spots to the side of the shed for his employees and he can put more spaces in

front of the shed should be a total of 13 in all and 7 spots up front to be sold.

The Applicant will redo his Site Plan to reflect the new locations of the parking spaces on the lot. He will bring in a copy prior to the next meeting.

Attorney Frateschi said because this project is within 500' of a County Road, it had to go to the Onondaga County Planning Board for their review. We cannot make a decision until we hear from the County.

Attorney Frateschi reviewed the 11 questions in Part 2 of the EAF with the Board and the Board agreed unanimously that the action would have no, or, a small impact on the environment since it was an already existing auto repair shop and the sale of cars is allowed in this zone and would be low volume. The EAF was filled out accordingly.

Member Neuhauser made a motion, seconded by Member LeRoy and carried unanimously to declare the Planning Board Lead Agency for SEQR.

Member Kelly made a motion, seconded by Member Lupia and carried unanimously to issue a Negative Declaration under SEQR and to authorize the Chairman to sign the short EAF.

Member Gilbert made a motion, seconded by Member LeRoy and carried unanimously to hold a Public Hearing on May 23 2016 at approximately 7:05pm.

Garrett Bilow, 916 Park Avenue, Syracuse, NY 13204

Excavating, Grading and Filling Permit - 6789 Fremont Road, E. Syracuse 13057

Tax Map # 44-01-08.1

Mr. Bilow explained to the Board that he would like to build a Single Family home on the lot, approximately 1800 square feet. Before he can do this he needs a Permit for Excavation, Grading and Filling. There is a creek that runs through the property. He has been working with FEMA and they determined that a base flood elevation and he is going to need about 6,000 yards of dirt to get above the base flood elevation.

Member Neuhauser asked if there was going to be a basement. The applicant said no, probably a crawl space, 3 car garage to make up for lack of a basement and 2 stories.

Engineer Miller said that the area is traditionally known for storm water/drainage issues. The Town gets complaints quite often. He recommends that the applicant figure out what the impact will be on the surrounding neighbors before the excavating, grading and filling begins. It appears to be less than an acre being disturbed so we do not need a SWPPP but we do need some type of documentation from an Engineer stating that the excavation and fill will not adversely affect neighboring properties. Engineer Miller stated that he would like to see a Storm Water Pollution Prevention Plan from the applicant to see how it will affect the surrounding neighbors.

Attorney Frateschi said because this project is within 500' of a County Road, we had to send it to the Onondaga County Planning Board for their review. We cannot make a decision until we hear from the County.

Attorney Frateschi reviewed the 11 questions in Part 2 of the EAF with the Board and the Board agreed unanimously that the action would have no, or, a small impact on the environment because the size of the property should be able to accommodate the fill and excavation. The EAF was filled out accordingly.

Member Crossett made a motion, seconded by Member Kelly and carried unanimously to declare the Planning Board Lead Agency for SEQR.

Member Kelly made a motion, seconded by Member Gilbert and carried unanimously to issue a Negative Declaration under SEQR and to authorize the Chairman to sign the short EAF.

Member Gilbert made a motion, seconded by Member Kelly and carried unanimously to hold a Public Hearing on May 23, 2016 at approximately 7:10pm.

Fremont First, PO Box 6483, Syracuse NY 13217

Site Plan Review – 7027 – 7041 Manlius Center Road (Fremont Plaza), E. Syr. 13057

Tax Map # 062.-02-10.2

Terry Horst from Maxian and Horst was there representing the applicant. She stated that this is the proposed Site Plan for Fremont Plaza on Route 290. They are proposing approximately 8000 square foot addition to the west side of the building, façade improvements and site renovations. The plan also shows a possible (down the road) expansion on the east end of the building of approximately 400 square feet. All new sidewalk will be added to the front of the building; the existing light poles will be switched out and LED lights put in; and they will be seal coating and striping the parking lot.

Peter Muserlian stated that 50% of the current building is vacant. He also stated that the parking is now 262 spaces and after the renovations the parking will be 269 spaces.

Mr. Muserlian also stated that the construction will be steel studs, brick and efface on the top. The colors will be much lighter than the drawings.

Engineer Miller asked Ms. Horst if she could provide the Board with a Basic SWPPP.

The Board collectively agreed that it is a great plan and the improvements will be good for the neighborhood and Town.

Attorney Frateschi reviewed the 11 questions in Part 2 of the EAF with the Board and the Board agreed unanimously that the action would have no, or, a small impact on the environment because the addition is minor, the changes are to an existing building and will improve the aesthetics, there will not be a significant change in the traffic flow, parking or impervious ground. The EAF was filled out accordingly.

Member Crossett made a motion, seconded by Member LeRoy and carried unanimously to declare the Planning Board Lead Agency for SEQR.

Member Neuhauser made a motion, seconded by Member Lupia and carried unanimously to issue a Negative Declaration under SEQR and to authorize the Chairman to sign the short EAF.

Member LeRoy made a motion, seconded by Member Crossett and carried unanimously to hold a Public Hearing on May 23, 2016 at approximately 7:15pm.

Lilli Komurek, 7328 NYS Route 173, Manlius, NY 13104

Special Permit Recommendation to the Town Board

Tax Map # 109.-02-02.0

Ms. Komurek was there and stated that she would like the Special Permit to have a landscaper

to park 2 of his trucks on her property in exchange for him to landscape her property. The property is being used to park his trucks, no customers will visit the property or no work is being done from the property. The property is being used to store trucks and employee cars only.

Attorney Frateschi told the Board that they are making a recommendation to the Town Board for a Special Permit to allow the landscaper to park his 2 pickup trucks and 2 trailers.

Mr. Rothman, neighbor stated that the property never looked so good and he supports the special permit.

Member Gilbert made a motion, seconded by Member Kelly and carried unanimously to send a positive recommendation to the Town Board for a Special Permit.

Shining Stars Daycare, Enders Rd., Manlius, NY 13104

Site Plan Review

Tax Map #'s 114.-01-09.0; 114.-01-10.0; 114.-01-11.0; 114.-01-12.0; 114.-01-13.0; 114.-01-14.0; 114.-01-31.0

Chairman Moliski stated that Shining Stars was supposed to go to the Zoning Board of Appeals for variances.

Engineer Miller said that when the applicants looked at the legal notices for the meeting, the request for the front yard parking was not written as part of the advertisement. When the applicant realized that, they asked to postpone their meeting until the following month.

Conversation ensued regarding the application.

Accessory Use Permit Renewals:

Laura Marino, 8730 Kinderhook Road, Chittenango, NY Tax Map #082.-02-18.5

Dr. Heath Winkler, 8051 Manlius-Cazenovia Road, Manlius, NY Tax Map #114.-04-77.0

Allen Olmstead, 8645 East Seneca Turnpike, Manlius, NY Tax Map #100.-01-18.3

Mark Oberferst, DDS, 7085 East Genesee St., Fayetteville, NY Tax Map #085.-01-18.0

Thomas Hosmer, 7101 East Genesee St., Fayetteville, NY Tax Map #085.-09-13.0

The Board is in receipt of a memo dated April 25, 2016 from Code Enforcement Officer Michael Jones regarding the above properties. The letter states that there are no complaints and or violations on the properties and there have been no changes since the original applications and he recommends that they be approved for a period of seven (7) years.

Member Gilbert made a motion, seconded by Member LeRoy and carried unanimously to approve the above Accessory Use Permits for a period of seven (7) years, all to expire on April 25, 2023.

Other Business

Engineer Miller said that he was talking to Henry McIntosh, Chairman of the Zoning Board of Appeals regarding Shining Stars Daycare Center. They discussed a subdivision not being in place. The question has come up about them looking for a variance and they still have 7 lots and when the ZBA goes to look for lot coverage or setbacks, they don't know what they are actually looking at if there hasn't been a subdivision yet.

Attorney Frateschi said that the variance that would be granted would be contingent on a final

subdivision being approved as provided in the application. They are proposing a subdivision to the Planning Board. They have to use the map that the applicant has provided.

Conversation ensued regarding the variances and the subdivisions regarding Shining Stars.

With there being no further business, Member Gilbert made a motion, seconded by Member LeRoy and carried unanimously to adjourn the Regular Meeting at 8:19pm.

Respectfully submitted,
Lisa Beeman, Clerk