

**TOWN OF MANLIUS  
PLANNING BOARD MINUTES  
May 9, 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, Don Crossett, Mike LeRoy and Walt Neuhauser. Also present was Attorney Timothy Frateschi

Also Present: Deana Ingram, Chris & Sara Bollinger, Ellen & Mike McGrew

The Pledge of Allegiance was recited.

**Minutes**

Member Neuhauser made a motion, seconded by Member Kelly and carried unanimously to approve the minutes of April 25, 2016.

**Weichert Realtors-The Bollinger Group, 107 Thompson St. Fayetteville, NY  
Site Plan Review and Accessory Use Permit for the property at 7137 Genesee  
Street, Fayetteville, NY 13066 Tax Map #'s 085.-07-11**

Mr. Bollinger stated that they have a purchase offer in on the property at 7137 E. Genesee St. The plan for the property is no exterior changes, but they will be turning the garage into a conference space. To enclose the garage they will remove the garage door and put in a wall with a bay window.

Member Gilbert asked how many cars are expected per day. Mr. Bollinger answered about 2 to 4 cars per day, maybe 2 cars in back and 2 cars in front with one in the turnaround.

Member Kelly asked about the current sign being used. Mr. Bollinger stated he is aware the sign is too large for town codes. He is planning on a smaller sign that will be back lit.

Member Neuhauser asked if the entrance to the property would be on Homewood Dr. Mr. Bollinger answered yes.

Member Neuhauser asked if they would be doing any yard clean up or if they have a landscaping plan. Mr. Bollinger answered they may be taking down one tree and that his wife may maintain the grounds.

Member Neuhauser asked if the parking spaces are delineated. Mr. Bollinger answered no.

Chairman Moliski stated the parking spaces will need to be delineated. Mr. Bollinger stated he may have a landscape architect look at the space. Discussion continued about the parking.

Member Kelly stated her concerns are the parking and the business sign.

Board Members discussed if there should be a landscape plan. Member Neuhauser stated he would have to take a closer look at the property.

Discussion about what the sign would look like. Mr. Bollinger stated he would like a 16 square feet sign and to have it back lit.

Member Gilbert asked when they replace the garage door with a wall if it will be insulated. Mr. Bollinger answered yes it will be insulated and a window will be installed.

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

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 office that is allowed in this zone and would be low volume. The EAF was filled out accordingly.

Member Kelly made a motion, seconded by Member Neuhauser and carried unanimously to declare this an unlisted action

Member Neuhauser made a motion, seconded by Member LeRoy and carried unanimously to issue a Negative Declaration under SEQR and will not have an environmental impact on the neighborhood.

A motion was made by Member Gilbert, seconded by Member Neuhauser and carried unanimously to approve holding a Public Hearing on May 23, 2016 at approximately 7:20pm.

Mr. Bollinger was asked to provide for the public hearing:

- Delineate parking spaces
- Any landscaping plans
- Provide an example of the sign with colors

### **Other Business**

With there being no further business, Member Gilbert made a motion, seconded by Member Neuhauser and carried unanimously to adjourn the Regular Meeting at 7:21pm.

Respectfully submitted,  
Deborah Witzel, Acting Clerk