TOWN OF MANLIUS
PLANNING BOARD MINUTES
MARCH 12, 2012

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, Richard Rossetti, Thomas Byrnes, Ann Kelly and Joseph Lupia Jr. Also present were Attorney Timothy Frateschi and Code Enforcement Officer Michael Jones.

Not In Attendance: Member Crossett.

Also Present: Kyle & Maria Doan and Ellen & Mike McGrew.

The Pledge of Allegiance was recited.

Chairman Gilbert introduced and welcomed new Planning Board Member, Joseph Lupia, Jr., who will be starting a new 7 year term.

Minutes: Member Rossetti made a motion, seconded by Member Kelly and carried unanimously (Member Byrnes abstained as he was not present at that Meeting) to approve the Minutes of January 23, 2012.

Kyle Doan, 187 West Seneca Tpk., Manlius, NY Tax Map #106-01-08.0
Site Plan Accessory Use Permit-Chiropractic Office
Kyle Doan, applicant submitted a copy of the property survey, a sketch of the house and the attached garage, a sketch of the proposed 1' X 4' proposed sign that will be attached to the garage, a letter from the NYSDOT dated January 19, 2012, allowing the use of the existing driveway, but will not grant permission for parking with the State R-O-W and a Permit from Onondaga County giving permission to construct a driveway, within/upon the County R-O-W and Easement.

Mr. Doan stated that he is proposing a 130 square foot office with a waiting room and a treatment room in the rear of the existing attached garage that is separated by a wall so that there is still room to park in the garage, and that the entrance will be located at the rear of the garage. He will be residing in the house. The office will be used on Tuesday and Thursday mornings. There will be no structural changes, 1 Parking Space located on the right side of the garage, he will be the only employee, there will be 1 patient at a time, a 1' X 4' sign attached to the garage (that is allowed by Code, but will require a Sign Permit), and erecting a fence between properties.

The Board and the applicant discussed the safety of ingress and egress to the site.

The Board and Code Enforcement Officer Michael Jones discussed heating, a fire rated wall separation and bathroom facilities in reference to the garage space.

The applicant stated that there is heat connected to the main part of the house and that there is a door from the front part of the garage, or you can go out the rear entrance of the garage into the house and that there is a hallway with a bathroom off of it.

Attorney Frateschi stated that these are Fire and Building issues that the Code Enforcement Officer will have to research and report back to the Board before the next Meeting.

The Onondaga County Planning Board Resolutions dated March 9, 2012 for Case #Z-12-81 and Case #Z-12-82 were read and entered into the file:

NOW THEEFORE BE IT RESOLVED, that the Onon. Co. Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications. The Board has offered the following COMMENT(S) in regards to the above referral:

The Town is encouraged to consider the availability of onsite parking and safe access from West Seneca Turnpike.

Board Response: Will consider and require.

SEQR

Member Kelly made a motion, seconded by Member Moliski and carried unanimously that the Planning Board assumes Lead Agency.

Member Kelly made a motion, seconded by member Rossetti and carried unanimously that this is an Unlisted Action.

The Planning & Development Staff and Town Engineer Douglas Miller reviewed the Short Environmental Assessment Form and filled out Part II and provided it to the Planning Board. Based on the application, the information provided by the applicant, the Board's personal knowledge of the site, the use that is being requested by the applicant, one person per visit isn't going to create any traffic issues. Therefore the Board determined that this proposal will not have a significant environmental impact.

Based on the foregoing analysis and the Board's personal knowledge of the site, Member Kelly made a motion, seconded by Member Rossetti and carried unanimously to issue a Negative Declaration under SEQRA.

Member Rossetti made a motion, seconded by Member Byrnes and carried unanimously to hold a Public Hearing for the Kyle Doan Site Plan Accessory Use Permit on Monday, March 26, 2012 at approx. 7:05 PM.

Other Business

Attorney Frateschi presented a 2 Lot Preliminary Subdivision, Lot A approx. 18.6 acres and Lot B approx. 222.2 acres by Jon J. Dussing Sr. and James M. Dussing Sr. dated January 10, 2012, File No. 12-09.

Attorney Frateschi explained that the applicant was asked to make changes to the Map and due to a lack of communication were not made in time to be placed on tonight's Agenda.

After a Board discussion, Member Rossetti made a motion, seconded by Member Byrnes and carried unanimously to hold a Public Hearing for the Estate of Mary E. Tripoli 2 Lot Preliminary Subdivision on Monday, March 26, 2012 at approx. 7:10 PM.

With there being no other business, Member Rossetti made a motion, seconded by Member Byrnes and carried unanimously to adjourn the Meeting at 7:21 PM.

Respectfully Submitted,
Barbara A. Smith, Clerk