

**TOWN OF MANLIUS
PLANNING BOARD MINUTES
MARCH 26, 2012**

APPROVED

The Town of Manlius Planning Board met in the Town Hall at 7:00 PM with Acting Chair Susan Moliski presiding and the following Members were present: Donald Crossett, Richard Rossetti, Thomas Byrnes, Ann Kelly and Joseph Lupia Jr. Also present were Attorney Timothy Frateschi, Director of Planning & Development David W. Tessier and Code Enforcement Michael Jones.

Not in Attendance: Chairman Gilbert.

Also Present: Kyle & Maria Doan, Ellen & Mike McGrew and Bill & Patti Murray.

The Pledge of Allegiance was recited.

Minutes: Member Rossetti made a motion, seconded by Member Kelly and carried unanimously (Member Crossett abstained as he was not present at that Meeting) to approve the Minutes of March 12, 2012.

Kyle Doan, 187 West Seneca Tpk., Manlius, NY Tax Map #106-01-08.0

Public Hearing-Site Plan Accessory Use Permit-Chiropractic Office

Kyle Doan, applicant gave an overview of his proposal for a Chiropractic Office in the rear of the attached garage.

Read and entered into the file was a Memo dated March 26, 2012 from David W. Tessier stating:

Requirements

Fire separation wall between garage and hallway from office to the bathroom, Fire rated sheetrock on garage ceiling as part of fire separation, Handicap ramp to client door to office from parking, Handrail at steps at hallway, and Office rooms must be heated.

Recommendations

Parking in the rear and Paved walk from parking to ramp.

Mr. Doan stated that he agrees with the requirements, he will change the walkway to make it a level surface from the parking to the office entrance to make it safe, but objects to the parking in the rear because he doesn't want to blacktop his backyard and the requirement is for 1 parking space that will be located at the side of the garage.

Member Kelly made a motion, seconded by Member Rossetti and carried unanimously to waive the reading of the Legal Notice calling for this Public Hearing that was published in the Eagle Bulletin on March 21, 2012.

Member Rossetti made a motion, seconded by Member Kelly and carried unanimously to open
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the Public Hearing.

With there being no comments from the Public, Member Kelly made a motion, seconded by Member Rossetti and carried unanimously to close the Public Hearing.

After a lengthy discussion in reference to parking in the rear or to have parking on the neighbor's property it was decided that the applicant will submit a Transitional Parking Agreement and a Plan with the neighbor within 30 days to David W. Tessier for his approval.

Member Crossett made a motion, seconded by Member Rossetti to approve the Kyle Doan Site Plan Accessory Use Permit for a Chiropractic Office with the following conditions: A No parking sign in front of the garage, Transitional Parking Agreement and Plan with the neighbor approved and in place or there will be 1 parking space in the rear, Office will be lightly used on Tuesday and Thursday, 9:00 Am-Noon, and Dr. Doan and his family can live in the house and use the rooms under the Accessory Use Permit.

Ayes: Members Crossett, Byrnes, Kelly, Lupia Jr. and Acting Chair Moliski.

Nays: Member Rossetti. **Motion Passes.**

The applicant needs a Permit for his proposed 1' X 4' Sign.

Attorney Frateschi will draft a Resolution for the Kyle Doan Site Plan Accessory Use Permit for a Chiropractic Office.

Estate of Mary E. Tripoli, 6498 Kirkville Rd. North, Kirkville, NY

Public Hearing-2 Lot Preliminary Subdivision Tax Map #060-01-03.1

Bill & Patti Murray (Mary Tripoli's daughter) submitted a 2 Lot Preliminary Subdivision Map dated January 10, 2012 by Jon J. Dussing and James M. Dussing Sr., File No. 12-09 consisting of Lot A approx. 18.6 acres, with an existing house and Lot B approx. 222.2 acres, a vacant lot.

Member Rossetti made a motion, seconded by Member Byrnes and carried unanimously to waive the reading of the Legal Notice calling for this Public Hearing that was published in the Eagle Bulletin on March 21, 2012.

Member Kelly made a motion, seconded by Member Crossett and carried unanimously to open the Public Hearing.

With there being no comments from the Public, Member Kelly made a motion, seconded by Member Rossetti and carried unanimously to close the Public Hearing.

It was noted for the record that the Legal Notice for this Public Hearing was sent to the Town of Sullivan and Madison County Planning Board, that Certification regarding Neighbor Notification per Section 127-33 (10) of the Town of Manlius Code was received and that this application was sent to the Onon. Co. Planning Board for their Meeting on March 28, 2012.

SEQR

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

Member Kelly made a motion, seconded by Member Crossett 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, that this an allowable use, a 2 Lot Subdivision, a house exists on Lot A and at this point Lot B is a vacant Lot with sufficient frontage. 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 Rossetti made a motion, seconded by Member Byrnes and carried unanimously to issue a Negative Declaration under SEQRA.

On the Map under the Title Block Approved, Director of Planning & Development is to be removed and replaced with Chairman of the Planning Board.

The applicant agreed to pay the Parkland fees per Section 127.20.1 (E) of the Town of Manlius Code.

The applicant will return to the April 9, 2012 Planning Board Meeting with a Preliminary Map that is to be dated March 26, 2012 and a Final Map that is to be dated April 9, 2012.

With there being no further business, Member Rossetti made a motion, seconded by Member Lupia Jr. and carried unanimously to adjourn the Meeting at 7:46 PM.

Respectfully submitted,
Barbara A. Smith, Clerk