

**TOWN OF MANLIUS
PLANNING BOARD MINUTES
JULY 23, 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, Donald Crossett, Richard Rossetti, Thomas Byrnes, and Ann Kelly. Also present were Attorney Timothy Frateschi and Director of Planning & Development David W. Tessier.

Not in Attendance: Member Lupia.

Also Present: Greg Sgromo, Ellen McGrew, Andrea Goodwater and Robert Rhoades.

The Pledge of Allegiance was recited.

Minutes: Member Rossetti made a motion, seconded by Member Crossett and carried unanimously (Member Byrnes abstained as he was not present at that Meeting) to approve the Minutes of June 11, 2012.

Member Rossetti made a motion, seconded by Member Byrnes and carried unanimously (Member Kelly abstained as she was not present at that Meeting) to approve the Minutes of June 25, 2012.

**G. W. Hart Development LLC, 7085 Manlius Center Road, East Syracuse, NY
Site Plan-MPH Northeast Plaza Tax Map #062-03-31.5**

Greg Sgromo of Dunn & Sgromo Engineers PLLC, representing the applicant submitted: Site Plan dated June 28, 2012 by Dunn & Sgromo, File No: 1093.007, DWG. No; SP1.0, Details dated June 28, 2012 by Dunn & Sgromo, File No: 1093.007, DWG No: SP2.0, Topographic Map dated May 24, 2012 by Ianuzi & Romans, P.C., File No: 2137.010, F.B No: 1456, Floor Plan A-1, Elevations A-2-Front (South) & Side (East), Elevations A-3-Front (North) & Side (West) dated February 1, 2012, revised June 21, 2012 by Harmony Architectural Associates, Job Number: 2012-012 and a Drainage Report dated May, 2002, revised November 12, 2002 by Dunn & Sgromo.

Mr. Sgromo stated that the proposal is to construct a 26 X 70, 1820 sq. foot 6 Bay Garage to store things for their business and cars for their own personal use. It is not intended for a standalone commercial use of any sort, strictly for their existing business. He explained the existing parking and how it will be squared up.

Member Kelly asked if they are garages or storage units?

Mr. Sgromo replied that they are built like garages, but are intended for storage units to store files and a couple of classic cars that they own, and they will not be rented.

The 100 foot loading setback line on the existing Survey was discussed.

Mr. Sgromo stated that there will not be any significant grading done, the Building will be built into the hill, and the Retention Basin was designed for a full build-out on the site. There will be a portion of the Stormwater system that will be excavated as part of this project.

Discussion ensued in reference to the color and construction materials matching the existing building, which could be a condition of the approval.

SEQR

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

Member Rossetti made a motion, seconded by Member Moliski and carried unanimously to hold a Public Hearing for the G. W. Hart Development LLC Site Plan on Monday, August 13, 2012 at approx. 7:05 PM.

It was noted for the record that this application was referred to the Onondaga County Planning Board.

Other Business

Suburban Park Apartments-Resolution Denying Subdivision and Site Plan Approval

The Board and Attorney Frateschi discussed the proposed Resolution.

CHANGES

Revise description of submitted drawings on Page 2

Remove the n from Moliski

Remove Joseph Lupia, Member

Member Kelly stated that she was a Member of the Planning Board for this project when it was approved in 2000. Approval was based on Article 278, clustering with maximum density, and the resultant green space is unusable.

Member Rossetti made a motion, seconded by Member Byrnes and carried unanimously to approve the Resolution Denying Subdivision and Site Plan Approval for Suburban Park Apartments.

With there being no further business, Member Rossetti made a motion, seconded by Member Byrnes and carried unanimously to adjourn the Meeting at 7:13 PM.

Respectfully submitted,
Barbara A. Smith, Clerk