

**TOWN OF MANLIUS
PLANNING BOARD MINUTES
AUGUST 13, 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: Donald Crossett, Thomas Byrnes, Ann Kelly and Joseph Lupia Jr. Also present were Attorney Timothy Frateschi and Director of Planning & Development David W. Tessier.

Not in Attendance: Members Moliski and Rossetti.

Also Present: Greg Sgromo, Chris Paduano, Attorney Joel Ross, Ellen & Mike McGrew and Donald Schoenwald.

The Pledge of Allegiance was recited.

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

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

Greg Sgromo of Dunn & Sgromo Engineering PLLC, representing the applicant gave an overview of the proposal.

Member Kelly made a motion, seconded by Member Crossett and carried unanimously to waive the reading of the Legal Notice calling this Public Hearing that was published in the Eagle Bulletin on August 8, 2012.

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

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

The Onondaga County Planning Board Resolution dated August 1, 2012, Case #Z-12-266 was read and entered into the file:

NOW THEREFORE 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 and may consequently be acted on solely by the referring board.

Mr. Sgromo stated that the Garage will match the existing Professional Building at 7085

Manlius Center Road, two tone sage green.

Mr. Sgromo spoke about the two Basins and to use the existing Stormwater facilities the one Retention Basin will now be constructed to make it larger like the original design was for the site. The one Basin may have to be cleaned out and they ordered a survey of that.

After a discussion in reference to the Stormwater System and to the Retention Basin that was designed for a full build-out, Member Kelly made a motion, seconded by Member Byrnes and carried unanimously to refer this application to Miller Engineering at a fee of \$500.00.

SEQR

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, and the Board's personal knowledge of the site, it will be used by the owner/tenants, no significant increase in traffic, and the drainage facilities will be reviewed by Town Engineer Douglas Miller. 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 Crossett and carried unanimously to issue a Negative Declaration under SEQRA.

Member Kelly made a motion, seconded by Member Byrnes and carried unanimously to approve the G. W. Hart Development LLC Site Plan to construct a 26 X 70, 1805 sq. foot 6 Bay Garage, conditioned on; the new building will match in terms of color and materials the existing Professional Building located at 7085 Manlius Center Road, the storage at the building will be used by/for the owners/tenants of the building and not as commercial storage, any lighting on the building will be directed downward and remain on the property with no spillover, and there will be Engineering approval of the drainage before the Chairman signs the Site Plan.

Paduano, Brae Leure & Townsend Rds., Manlius, NY

3 Lot Sketch Plan A Subdivision Tax Map #099-02-18.5

Attorney Joel Ross, representing the applicant submitted a 3 Lot Sketch Plan A entitled Brae Leure Road Extension Subdivision dated April 4, 2012, revised July 17, 2012 by Cottrell Land Surveyors, P.C. consisting of Lot 1 +/- 8.005 acres with 60 ft. of frontage on Brae Leure Road, Lot 2 +/- 2.486 acres with 270 ft. of frontage on Townsend Road and Lot 3 +/- 3.511 acres with 408 ft. of frontage on Townsend Road.

The Onondaga County Planning Board Resolution dated August 1, 2012, Case #S-12-65 was read

and entered into the file:

NOW THEREFORE BE IT RESOLVED, that the Onon. Co. Planning Board recommends the following MODIFICATION(S) to the proposed action prior to local approval of the proposed action:

A sewage disposal plan must be submitted to and approved by the Onon. Co. Health Dept. prior to the Department's endorsement of the subdivision plan.

The applicant agreed.

It was noted for the record that Rob Cushing Highway Superintendent hasn't checked the two proposed driveway cuts for Lot 2 and Lot 3 on Townsend Road yet.

After a discussion, it was decided that the Subdivision would be titled Paduano Subdivision Phase 2, the Lots would be numbered 3a, 3b, and 3c, that the incorrect acreage of 20.063 will be removed and replaced with the correct acreage of 14.102 on the Subdivision Map, and that the proposed future driveway, currently labeled Lot 1, location be placed in the center of the 60 foot Brae Leure Road frontage on the Preliminary Map.

A discussion ensued in reference to, currently labeled Lot 1, only having 60 ft. of frontage on Brae Leure Road instead of the required frontage of 200 ft. per Chapter 155-12 (B) of the Town of Manlius Code.

Member Kelly made a motion, seconded by Member Crossett and carried unanimously for a positive recommendation to the Zoning Board of Appeals for approval of an Area Variance of 60 ft. instead of the required 200 ft. for the Lot on Brae Leure Road.

SEQR

Attorney Frateschi stated that SEQR was done on 4 Lots and now its 3 Lots, so it can be re-adopted or ratified.

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

Member Byrnes made a motion, seconded by Member Lupia and carried unanimously that this is an Unlisted Action.

Based on the previous approval, the application, the information provided by the applicant, and the Board's personal knowledge of the site, it is less Lots, 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 Crossett and carried unanimously to issue a Negative Declaration under SEQRA.

Member Crossett made a motion, seconded by Member Kelly and carried unanimously to hold a Public Hearing for the Paduano 3 Lot Preliminary Subdivision Phase 2 on Monday, October 22, 2012 at approx. 7:05 PM.

The applicant was informed of Section 127-33 (10) of the Town of Manlius Code, notification to neighbors within 500 feet of the proposed Subdivision and the Parkland Fee of \$1200.00, 3 Lots @ \$400.00 each.

Other Business

Chairman Gilbert reminded the Board of the Municipal Codes Training on Stormwater Management on August 29, 2012 at the Liverpool Fire Hall.

With there being no other business, Member Crossett made a motion, seconded by Member Byrnes and carried unanimously to adjourn the Meeting at 7:30 PM.

Respectfully submitted,
Barbara A. Smith