

**TOWN OF MANLIUS
PLANNING BOARD MINUTES
September 10, 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, Joseph Lupia, Thomas Byrnes and Ann Kelly. Also present were Attorney Timothy Frateschi and Director of Planning & Development David W. Tessier.

Also Present: Michael & Ellen McGrew, Bob Porcello and David Corbett.

The Pledge of Allegiance was recited.

Minutes: Member Crossett made a motion, seconded by Member Lupia (Members Rossetti and Moliski abstained as they were not present at that Meeting) and carried unanimously to approve the Minutes of August 13, 2012.

**David Corbett, 7888 Saintsville Rd., Kirkville, NY
Recommendation to the Town Board- Special Permit Tax Map # 070-03-43.0**

David Corbett was there to explain his project. He said that he wants to build a 24'x32' Storage Building for personnel storage. He already has a barn on the property and wants another one close to the road so he can run power to it from the pole. He also wants to build a third building to match the existing building, as shown on the survey.

Member Rossetti made a motion, seconded by Member Byrnes, and the motion carried 7-0 to recommend approval of a Special Permit based on Elevation Drawing # S-4, and Plan View Sheet S-1, both dated 8-7-12 by CB Structures, Inc. and Property Survey by Thomas D. Jones with the following conditions:

Both additional buildings will look like the existing building.

All uses will be for personal items only, no commercial leasing or renting of the buildings.

**Daniel Gates, Palmer Rd. & NYS Route 173
2 Lot Preliminary Subdivision Tax Map #'s 100-02-01.1, 01.2 & 03.1**

Bob Porcello stated that Dan Gates would like to take a little over 122 acres on the North side of Route 173 and divide it into 2 lots. He would like to sell off Lot 1 and keep Lot 2 which includes the Deep Spring. Lot 1 is going to be sold for farming.

Mr. Porcello submitted for the record: Lot 1 +/- 119.42 acres and Lot 2 +/- 2.85 acres, Subdivision Map by D.W. Hannig L.S., P.C. dated 07/31/2012.

Attorney Frateschi said that if the applicant and the Planning Board agree that this land will be forever wild and will be an unbuildable lot. This must be noted on the Final Subdivision Map, and attached to the filed deed.

SEQR- Subdivision

Based on the application information supplied by the applicant and the presentation made by the applicant, Member Kelly made a motion, seconded by Member Rossetti and carried unanimously to declare the Planning Board Lead Agency and it is an Unlisted Action for SEQR for the 2 Lot Preliminary Subdivision.

Attorney Frateschi stated that the Board should vote on a determination for SEQR for the 2 Lot Preliminary Subdivision. One lot will be unbuildable and the other is going to continue to be used for Agricultural purposes. They expect no issues with traffic or drainage or endangered species.

Based on the information supplied by the applicant and the presentation made by the applicant, Member Lupia made a motion, seconded by Member Byrnes and carried unanimously for a Negative Declaration under SEQRA for the Preliminary Subdivision.

Chairman Gilbert noted that this land is in an Agricultural District and that the applicant has submitted an Agricultural Data Statement listing all of the active farms within 500 feet of the property. The applicant intends to sell the land to a farm operation, so this subdivision will not have a negative impact on the neighboring farms.

Attorney Frateschi also noted that the Town of Sullivan and Madison County should be notified of this 2 Lot Preliminary Subdivision Public Hearing. Application has been referred to Onondaga County Planning.

A motion was made by Member Rossetti, seconded by Member Moliski and carried unanimously to approve holding a Public Hearing on September 24, 2012 at approximately 7:00pm for the 2 Lot Preliminary Subdivision.

Other Business

With there being no other business, Member Rossetti made a motion, seconded by Member Moliski and carried unanimously to adjourn the Meeting at 7:23 PM.

Respectfully submitted,
Lisa Baleno, Acting Clerk