

**TOWN OF MANLIUS
PLANNING BOARD MINUTES
DECEMBER 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, Thomas Byrnes, Ann Kelly and Joseph Lupia. Also present was Attorney Timothy Frateschi.

Also Present: Jim Carroll, Ellen & Mike McGrew, Cathy Byrnes and Garry Nichols.

The Pledge of Allegiance was recited.

Minutes: Member Rossetti made a motion, seconded by Member Moliski and carried unanimously to approve the Minutes of November 26, 2012.

**Thomas Potter Warehouse Expansion, 6245 Fremont Rd., East Syracuse, NY
Public Hearing-Amended Site Plan Tax Map #054-01-27.1**

Jim Carroll, representing the applicant submitted; Title Sheet T-1, Site Plan Sheet P-1 and Elevation Views Sheet A-1 dated October 28, 2012 by Mastroianni Engineering. Mr. Carroll stated that the proposal is for a 50 X 22, 1100 Sq. Foot Addition to the existing 4,000 Square Foot Cold Storage Building, which will be located to the south towards N. Central Ave. It will be the same material as the existing building, the roofline will be about 5 feet lower, it will have an overhead door, no additional plumbing or drainage and the existing driveway will remain.

The Board and Mr. Carroll discussed the Trench Drain that is shown on Sheet A-1.

Mr. Carroll stated that there isn't a Trench Drain in the existing building and that there won't be one in the addition. He will have it removed from Sheet A-1.

Member Byrnes made a motion, seconded by Member Lupia and carried unanimously to waive the reading of the Legal Notice calling for this Public Hearing that was published in the Eagle Bulletin on December 5, 2012.

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

Mike McGrew, Limberlost Lane asked if this was the same building where the cars and boats were put in and the drains were taken out and now they're proposing to make it bigger for storage?

The Board replied, that's correct.

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

All of the Board Members were concerned about the line of site in reference to Old Fremont Rd. and N. Central Ave.

Mr. Carroll stated that it's about 60 feet, even at the corner, off of the corner and from the elevations it is at least 6 to 8 feet below the level of N. Central Ave.

Mr. Carroll will check with Engineer Miller to see if N. Central Ave. and Old Fremont Rd. are County Roads.

SEQR

The Board reconized that SEQR was done on the original Site Plan, with all of the conditions that were related to that Site Plan, hasn't changed and therefore isn't a significant environmental impact.

Member Rossetti made a motion, seconded by Member Kelly and carried unanimously to approve the Thomas Potter Warehouse Expansion Amended Site Plan under the same terms and conditions of the original Site Plan and conditioned on County DOT Site Distance approval within 60 days from the date of this Meeting or the approval is null and void.

Snooks Pond Development LLC, 5001 Highbridge St., Fayetteville, NY

Attorney Frateschi stated that Engineer Miller did meet with representatives of the project for a site inspection. The applicant, once the site is static will submit a SWPPP that covers what exists on the site and return to the Planning Board.

With there being no other business, Member Rossetti made a motion, seconded by Member Moliski and carried unanimously to adjourn the Meeting at 7:16 PM.

Respectfully submitted,
Barbara A. Smith, Clerk