

**TOWN OF MANLIUS
PLANNING BOARD MINUTES
July 11, 2016**

APPROVED

The Town of Manlius Planning Board met in the Town Hall at 7:00 PM with Chairman Susan Moliski presiding and the following Members were present: Fred Gilbert, Donald Crossett, Walt Neuhauser, Mike LeRoy, Ann Kelly and Joseph Lupia. Also present were Attorney Timothy Frateschi and Town Engineer Douglas Miller.

Also Present: Ellen McGrew, Kurt & Maria Honis, Randy Beboot, Ken Wagner, Grant Kemmerer, Janis & Robert Kemmerer, Garry & Margaret Nichols.

The Pledge of Allegiance was recited.

Minutes: Chairman Moliski tabled the minutes until the next meeting

**T.Y. LIN International (McDonalds), 400 Towne Center Drive, Fayetteville NY 13066
Site Plan, Tax Map # 087.-01-14**

Randy Beboot of T.Y. LIN International representing McDonalds, 400 Towne Center Dr., Fayetteville as well as the owners Janis & Robert Kemmerer. Mr. Beboot explained that they were there to get a site plan review and approval to add a second drive through lane at the back of McDonalds. Mr. Beboot stated that it is typical to have two drive through lanes to service the customers more efficiently. Mr. Beboot noted that about 65% to 70% of their total business goes through the drive through. Mr. Beboot stated the only impact to the current layout is the loss of 12 parking spaces. The current parking lot has 59 spaces and with these changes they would lose 12 spaces which will leave 49 spaces. Mr. Beboot wanted to correct a fact in the letter of intent that indicated 65 seats in the restaurant the true number of seats is between 88 and 90. To calculate the number of parking spaces to the number of seats, the required parking spaces being 18, based on the 1 space for 5 seats 47 parking spaces meets the Town Code requirement and they believe that is enough to service the business. Mr. Beboot stated that when they add the new drive through lane they will also add a new menu board and the gateway which indicates the height and also the canopies which cover the cars with a light and houses the order speaker.

Chairman Moliski asked if any more drive-up windows will be added. Mr. Beboot answered no, because the 2 lanes will merge into one lane to pay and pick-up. Mr. Beboot stated they have also created a landscape plan which COR has requested maybe some taller plants for a buffer between the drive through and COR's driveway.

Member Neuhauser asked if there will be 2 ordering stations with 1 cash window and 1 pick-up window. Mr. Beboot answered he was correct.

Chairman Moliski asked for clarification on how the line will move quicker with two lanes. Mrs. Kemmerer answered they will be adding more employees to handle the

additional orders and the second line will get the cars from being backed up into COR's road. So as 1 car is ordering, the other lane can move forward to pay and pick-up and if one person is ordering for a long time maybe 2 to 4 cars can be moved through the other lane while that person is still ordering.

Chairman Moliski asked if other McDonalds have a second lanes and do they have second pay and pick-up windows. Mr. Beboot answered that most now have second lands but only one pay and pick-up window. Mr. Beboot also stated that their windows are measured so they can have a car paying, a car picking-up and a car in between, so no one will be stuck half way between the stations.

Member Gilbert stated it would appear that the corporation has figured out that this is the best plan and the site is not going to appear much different.

Member Kelly stated she can see how this will work.

Member Neuhauser asked where the new landscaping would be added. Mr. Beboot answered the landscaping will be at the back between the new drive through lane and COR's road. Member Neuhauser asked if they could extent the landscaping a bit further. Mr. Beboot answered they could look into it and if any changes were made it would need to be approved by COR.

Engine Miller asked if they could define the direction for vehicles entering so more people would not come straight in the open parking area and would instead go to the right around the restaurant as intended.

Chairman Moliski asked when coming into McDonalds is she suppose to turn right and go around the restaurant and then park in the lot. Mr. Beboot answered yes that is the intended plan which is quite common.

Chairman Moliski stated that the plan has been sent to the Onondaga County Planning Board and we do not have the results yet.

Mr. Beboot confirmed that there would be no decision tonight from this board because you do not have the county recommendation. Attorney Frateschi stated he was correct and this board would also have to hold a public hearing before any decision.

Mr. Beboot stated this will give them time to review this boards comment and see if there are any changes they would like to make.

Member Neuhauser expressed his concern that he would like to see the landscaping extended further than they have planned.

Mr. Beboot stated the plantings will be about 3 to 4 feet high and that COR's road is lower than McDonalds drive through providing more division then just the landscaping.

Chairman Moliski stated she felt this was a good exchange of information and if the Kemmerer's do make any changes to get the changes to the planning board as soon as possible so they can review it before the meeting.

Attorney Frateschi recommended that they meet with Engineer Miller to review the plan so he can make his recommendation to the planning board. Attorney Frateschi also asked if there is any record of accidents that have happened in the parking lot in the last two years. Mrs. Kemmerer stated she is not aware of any incidents since they opened in 2002.

Chairman Moliski stated they can do a public hearing on July 25th or August 8th. Mr. Beboot stated July 25th will be good for them.

A motion was made by Member Gilbert, seconded by Member Neuhauser and carried unanimously to approve holding a Public Hearing on July 25, 2016 at approximately 7:05pm

Konrad Developers – Kurt Honis, 6102 Waitsfield Drive, Jamesville, NY 13078 a 2-Lot Subdivision - Hollington Woods Lot 3A & 3B – End of Sugarland Drive and Corner of Barksdale Lane & Glen Eagle Drive. Tax Map #'s 115.-04-2.3 & 115.-04-1.2

Kurt Honis from Konrad Builders stated he has been working on this subdivision for about 6 or 7 years, starting with 7 lots then 5 and now 2. Mr. Honis stated he thought he was coming to planning board for a division of land but now he is being told that it is for a subdivision. Mr. Honis would like to take the two parcels each with their own tax Map #'s and move the line so he has a 6 acre lot 3A at the end of Sugarland and lot 3B at the corner of Barksdale Lane & Glen Eagle Dr. that is a 2.99 acre lot.

Chairman Moliski stated Attorney Frateschi would explain the difference between a subdivision and a division of land which is what you thought you needed.

Attorney Frateschi explained that just because the parcels have their own tax map #'s that doesn't mean it is a subdivision. Town of Manlius code says you can't use a division of land process which is (the moving of a lot line) if you are going to create more buildable lots than when you started. The property as it sits now is not a buildable lot because you need variances for frontage and because one lot does not conform to code from a coverage standpoint. If the applicant gets the variances and changes the lot lines as proposed, he will have two buildable lots where there now are none. The only way you can create buildable lots is by subdividing the property to create a buildable lot, and that is why you are here.

Mr. Honis stated he now has two lots with no HOA or maintenance of the stream. He would like to create two buildable lots and get the recommendation of the board to go to

the ZBA where it has 60 feet of frontage at the end of Sugarland and 98 feet of frontage at the end of Barksdale and Glen Eagle.

Attorney Frateschi explained that this Board needs to decide if they want to make a positive or negative recommendation to the ZBA or make no recommendation and let the ZBA make a decision based on their review of the variance criteria.

Member Crossett asked what other conditions need attention?

Member Gilbert stated there are flood plains, but he believes a building envelope can be shown on both of the lots.

Member Neuhauser asked if it would encroach on wetlands. Member Gilbert answered he believes that is true.

Mr. Honis stated that is why he is choosing to have only the 2 buildable lots because of the issues with the wetlands. On the lot off Glen Eagle & Barksdale 3B there are no wetland issues there. The wetland issues are on the lot at the end of Sugarland 3A so the proposed driveway of about 350 feet coming off 3A would point towards Glen Eagle and that would be completely out of the flood plain.

Member Lupia recalled that OCWA stated they would not run anything within the boundary of the property and asked if they would be willing now.

Engineer Miller stated that OCWA said they would run service at the end off Sugarland and would run 1 long line to the house. Engineer Miller stated that they would use grinder pumps on the sewer.

Member Kelly asked what type of homes will be built. Mr. Honis stated the houses would be high end homes more of an estate, with one house on the 6 acre lot and other on the 3 acre lot.

Member Neuhauser asked if the driveway would go through the wetlands. Mr. Honis and Engineer Miller reviewed the map and stated the driveway will not go through the wetlands. Mr. Honis explained he has already had a bridge box culvert approved by the Army Corp of Engineers that will not be in the creek.

Member Gilbert asked if the only issue for the ZBA will be frontage. Chairman Moliski answered yes.

Chairman Moliski asked the board if they wanted to send a recommendation to the ZBA.

Member Gilbert made a motion to send no recommendation to the ZBA, seconded by Member Lupia.

All in favor

Motion passed

OTHER BUSINESS

With there being no further business, Member Gilbert made a motion, seconded by Member Crossett and carried unanimously to adjourn the Regular Meeting at 8:12pm.

Respectfully submitted,
Deborah Witzel, Acting Clerk