

**TOWN OF MANLIUS
PLANNING BOARD MINUTES
July 25, 2016**

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 Bebout, Janis & Robert Kemmerer, Grant Kemmerer, James Corso, Rev. Louis Giordano, Tom Oot.

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 Bebout of T.Y. LIN International representing Janis & Robert Kemmerer owners of McDonalds, 400 Towne Center Dr., Fayetteville. Mr. Bebout presented pictures of another McDonalds showing a double drive through for the board to see. Mr. Bebout reviewed McDonald's plan of adding a second drive through lane. Mr. Bebout explained the customer will pick a lane, place their order merge with the other lane and continue to the pay window and then to the pick-up window. Mr. Bebout explained how the additional lane will allow room for 7 more cars than they have room for now which would help move the cars out of the entrance. Mr. Bebout stated that even with the side by side drive through lanes there is still a third lane that customers will be able to use to go around the restaurant to the parking lot.

Member Crossett asked if they plan to add signs to direct a traffic flow. Mr. Bebout answered no signs, just road paint for guidance.

Chairman Moliski asked if someone with a large vehicle would be able to make the right hand turn into the third lane to go around the restaurant. Mr. Bebout answered the turning configuration will be no different than it is today with a 10' lane. Mr. Bebout stated that a 10' lane is the same as any road you drive on.

Chairman Moliski asked if the cement base for the dumpster that is partially in the driveway entrance is okay to drive over. Mr. Bebout answered yes

Member Kelly stated she believes the plan is a good idea.

Attorney Frateschi reviewed the 11 questions in Part 2 of the EAF with the Board and the Board agreed unanimously that the action would have no, or, a small impact on the environment. The EAF was filled out accordingly.

Member Neuhauser made a motion, seconded by Member LeRoy and carried unanimously to

declare this board lead agency for this project.

Member Kelly made a motion, seconded by Member Crossett and carried unanimously to declare this an unlisted action under SEQR.

Member Kelly made a motion, seconded by Member Gilbert and carried unanimously to issue a Negative Declaration under SEQR.

Member Gilbert made a motion, seconded by Member LeRoy and carried unanimously to waive reading of the Public Hearing Notice.

Member Kelly made a motion, seconded by Member Neuhauser and carried unanimously to open the Public Hearing at 7:08pm.

With there being no comments from the Public, Member Gilbert made a motion, seconded by Member Neuhauser and carried unanimously to close the Public Hearing at 7:09pm.

Chairman Moliski asked Town Engineer Miller if he had any concerns about the right hand turn to drive around the restaurant. Mr. Miller stated it would only be an issue when or if the cars get backed up into the driveway.

A motion was made by Member Kelly, seconded by Member Gilbert and carried unanimously to approve the site plan package to T.Y. LIN International (McDonalds) 400 Towne Center Dr., Fayetteville, NY with the map dated 7-22-16, Project # 43.6096.00, drawing C-1, prepared by C. T. Male Associates.

Oot Brothers, 5912 North Burdick St. E. Syracuse NY

Final Approval – Phase 3 Megnin Farms at Poolsbrook, NYS Route 5, Manlius NY

Tom Oot requested final approval for Megnin Farms Phase 3. The highway agreement for Strawmount Trail has been given to Attorney Frateschi. Engineer Miller has inspected the sewers. The final plans will be picked up at the health department tomorrow and have been dated 7-25-16.

Attorney Frateschi asked Engineer Miller if there were any changes from the preliminary plan. Engineer Miller answered no changes, the only thing outstanding at this time is the retention pond. Mr. Oot stated work has been started on the pond. Engineer Miller stated everything else looks to be in compliance.

Member Kelly made a motion, seconded by Member Lupia and carried unanimously to waive the requirement for a public hearing for the final subdivision map being that is substantially similar to the preliminary subdivision approved by the Planning Board..

A motion was made by Member Gilbert, seconded by Member Kelly and carried unanimously to approve the final subdivision map for phase 3, Megnin Farms at Poolsbrook, NYS Rt. 5 Manlius survey prepared by SeGuin Land Surveyors, dated 2-21-16 updated 7-13-16, project # 14033.

Life Church – Pastor Lou Giordano, 7124 Collamer Road, E. Syracuse NY

Site Plan – to build a pavilion at 7125 Collamer Road, E. Syracuse, NY

Tax Map # 036.-02-22.0

Reverend Giordano stated his congregation would like to build a pavilion on Church land.

Member Neuhauser asked if the neighbors are okay with the pavilion. Reverend Giordano stated yes the church has a good relationship with the neighbors. Reverend Giordano stated the pavilion will be available for people to use.

Chairman Moliski stated it will be a nice community addition.

A motion was made by Member Gilbert, seconded by Member Neuhauser and carried unanimously to approve holding a Public Hearing on August 8, 2016 at approximately 7:05pm.

Attorney Frateschi stated the board did hear back from OCPB dated July 20, 2016 they determined that there is no significant adverse community or county wide implication from this project.

Member Gilbert made a motion, seconded by Member LeRoy and carried unanimously to declare this board lead agency for this project.

Member Lupia made a motion, seconded by Member Neuhauser and carried unanimously to declare this an unlisted action under SEQR.

Attorney Frateschi reviewed the 11 questions in Part 2 of the EAF with the Board and the Board agreed unanimously that the action would have no, or, a small impact on the environment. The EAF was filled out accordingly.

Member Kelly made a motion, seconded by Member Crossett and carried unanimously to issue a Negative Declaration under SEQR.

OTHER BUSINESS

Member Crossett asked what was happening with the Kurt Honis project since he got an unfavorable recommendation from the Onondaga County Planning Board.

Chairman Moliski stated he is going to the Zoning Board for road frontage variance's, with no recommendations from this board.

Conversation ensued about the water drainage, sewers, and flood zones for Mr. Honis' project as were discussed at the July 11, 2016 Planning Board Meeting.

With there being no further business, Member Gilbert made a motion, seconded by Member Crossett and carried unanimously to adjourn the Regular Meeting at 7:41pm.

Respectfully submitted,
Deborah Witzel, Acting Clerk