

**TOWN OF MANLIUS
PLANNING BOARD MINUTES
August 22, 2016**

DRAFT

The Town of Manlius Planning Board met in the Town Hall at 7:00 PM with Acting Chairman Fred Gilbert presiding and the following Members were present: Ann Kelly, Joe Lupia, Don Crossett, and Walt Neuhauser. Also present was Attorney Timothy Frateschi and Town Engineer Doug Miller

Also Present: Mike & Ellen McGrew, Tom Kinslow, Paul Curtin, Jennifer Hause-Wood, Laurie Ryan, John and Stella Penizotto and John C. Wood

The Pledge of Allegiance was recited.

Minutes

Member Neuhauser made a motion, seconded by Member Kelly and carried unanimously to approve the minutes of July 11, 2016.

Shining Stars Daycare, Enders Road Manlius, NY 13104

PUBLIC HEARING - Subdivision and Site Plan

Tax Map #'s 114.-01-09.0; 114.-01-10.0; 114.-01-11.0; 114.-01-12.0; 114.-01-13.0; 114.-01-14.0; 114.-01-31.0

Attorney Paul Curtin gave a brief overview of the project. They are proposing to subdivide parcels into two lots. Lot 2 would be occupied by the new Shining Stars day care facility and Lot 1 would be available for development at a future date and time. Lot 2 is approximately 2.572 acres. Construct a one-story, which will have a two-story elevation, daycare center and will be slightly less than 16,000 square feet. Lot 1 is 1.78 acres all of the existing pavement and structures on this Lot 1 (the day care center and a residence) will be removed and seeded once a CO (Certificate of Occupancy) is issued for the new day care on Lot 2.

Greg Sgromo, Engineer gave an overview of the Engineering for the project. He stated that Lot 2 is currently occupied by six structures and the plan is to clear the site of all the structures and build a Daycare Center and a gymnasium. There will also be associated parking. There have been multiple traffic studies for this location and they have received comments and are trying to address the issues. They did however receive the accident data and there have been 24 accidents in the past 5 years, they have been primarily rear end type collisions in the intersection. They have a scheduled meeting with the school district at the end of the month to discuss the drainage outfall onto the F-M school district property. They have also contacted Centro in relation to the bus stop on Lot 1. The Board should have gotten paperwork from NYSDOT relative to their approval for the right in and right out driveway onto NYS Route 92. They are also working with the Town of Manlius Highway Superintendent about access from Enders Road

Tom Kinslow gave an overview of the design the building. He said he was asked by the owners to keep the building looking like the remainder of homes in the area to provide a residential look. The building will be a single story, gable building, clap board siding and

a gymnasium with a 24-foot ceiling. The gymnasium component matches nicely with the True Value across the street and provides for a good transition. The colors will be blue with a darker brown base with a sign over the door as you come in. The Board expressed their agreement with the elevation drawings and believed the building will keep a residential feel and liked to transition to the True Value and the other commercial/public space across from Enders Road. The Board also liked the idea that the driveway to the day care center will be aligned with Market Place Drive and will be further from the corner, thus providing more spacing for traffic to enter the facility. This change should improve traffic flow.

Member Neuhauser made a motion, seconded by Member Lupia and carried unanimously to declare the Town of Manlius Planning Board Lead Agency for SEQR and the Board determined that this was an Unlisted action.

Attorney Frateschi reviewed the 18 questions in Part 2 and Part 3 of the EAF with the Board and the Board agreed unanimously that the action would have no or a small impact on the environment, primarily because day care is already a use on that corner and the new day care will be further from the corner allowing more room for traffic flow. The EAF was filled out accordingly and is on file in the Planning and Development Office.

Member Kelly made a motion, seconded by Member Crossett and carried unanimously to issue a Negative Declaration under SEQR and authorize the Acting Chairperson to sign the long form EAF.

Member Lupia made a motion, seconded by Member Neuhauser and carried unanimously to waive the reading of the Public Hearing notice.

Member Kelly made a motion, seconded by Member Crossett and carried unanimously to open the Public Hearing at 7:28pm.

With there being no comments from the Public, Member Kelly made a motion, seconded by Member Neuhauser to close the Public Hearing at 7:29pm.

Acting Chairman Gilbert asked if the Board was going to approve the Site Plan and Subdivision tonight or wait until all the studies and issues are addressed.

Attorney Doug Miller said that there are still several items that need to be addressed and he has spoken with Mr. Curtin about them. We are waiting on the following items:

1. A traffic study update.
2. Mr. Curtin had contacted Mike Vespi at the High School and Mr. Vespi was going to look at the plans. Mr. Curtin said that there is a scheduled meeting at month's end with the District Engineer, Mr. Vespi and the architect.
3. There was talk of a new SWPPP – is there going to be a SWPPP for the whole site? Mr. Curtin said no. Lot 1 will be independent from Lot 2 in terms of the SWPPP reports. The SWPPP for Lot 1 will be done when the Site Plan

- for Lot 1 is proposed. (Lot 1 will remain a vacant grassy land with no impervious ground until such a project is proposed).
4. The access easements – they will redraft the easements and get them to the Planning Board Attorney for approval.
 5. The agreement for the removal of the facilities (the house and the current daycare center) on Lot 1 upon the issuance of a CO for Lot 2 – Mr. Curtin gave the following timeline:
 - A. They hope to open the new daycare center for the 2017 school year (right before or just after Labor Day)
 - B. They hope to move the children in or around October 2017 to the new building.
 - C. They will then stabilize Lot 1 by December 2017 making Lot 1 a grassy vacant lot on the corner.

Engineer Miller said that Dunn and Sgromo submitted a package last Wednesday but it did not address all the outstanding issues. Mr. Curtin said that they would address everything, answer your questions, and submit everything for the next meeting.

Engineer Miller also said that he noticed two infiltration tests taken in the area of the infiltration basin but they were both taken above the elevations of where the infiltration will take place. So one was taken at elevation 776 and the other one was taken at 776.8. We need to have infiltration rates taken at the bottom of the basin. In addition, the rock elevation is closer than 2 feet to the bottom of the basin. We also have 2 tests that were taken, the one deep hole shows failure of design, meaning there is not 2 feet of separation and the second one is really close and just barely passes. These issues have to be addressed before approval.

Mr. Curtin said that they would be responsive to Doug's comments and concerns. Acting Chairman Gilbert said we will see you on September 12.

Jennifer Hause-Wood. PO Box 306, Chittenango, NY 13037

Site Plan – for Walker Tree Care, 8655 E. Genesee Street, Chittenango, NY 13037

Tax Map # 082.-02-07.1 & 082.-02-07.2

Ms. Hause-Wood, President of Walker Tree Care, gave a brief overview of what she would like to do on the parcel she is considering purchasing, which will primarily be a landscaping business with a potential for mulch processing. She stated that the Site Plan is the only part of the 9 acres that is listed as being Zoned CB. The CB section has most recently been occupied by a car repair and sales business, which was operating under a special use permit. Her question is if they are successful and can grow, can they expand the CB zoning or get a Special Use Permit? In addition, they will be using the property completely different and prior to buying it, she wants to verify that their use will be acceptable. They would keep all of their equipment in the back of the building. They will however, have bulk mulch storage and would like to process firewood.

Ms. Hause-Wood told the Board that she is currently having an Environmental Phase 1 being performed by Plumbly Engineering on the property. She does not have the results yet.

Attorney Frateschi said that the front of the property is zoned CB and the back of the property is zoned RA.

Member Kelly asked what was going to be done with the land. The applicant replied that they would put up a couple of greenhouses and process firewood.

Attorney Frateschi asked what the front building was going to be used for. Ms. Hause-Wood said offices and a repair shop for the business vehicles.

Attorney Frateschi said that this Board will have to decide if this type of operation falls under the Rural Occupations classification, which states this regulates small low intensity business occupation that blend naturally with the rural setting as determined by the Town Board during the Special Use Permit process. He also pointed out that Aspinall Landscaping has a similar facility close to this site, and that property is zone RA. Attorney Frateschi indicated that the applicant would have to go the Town Board for a Rural Occupation Permit.

The Board advised Ms. Hause-Wood to speak to the Supervisor or the Town Board regarding a Rural Occupation Permit.

Other Business

With there being no further business, Member Neuhauser made a motion, seconded by Member Crossett and carried unanimously to adjourn the Regular Meeting at 8:02pm.

Respectfully submitted,
Lisa Beeman, Clerk