

**TOWN OF MANLIUS
PLANNING BOARD MINUTES
November 14, 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, Ann Kelly, Joe Lupia, Don Crossett, Mike LeRoy and Walt Neuhauser. Also present was Attorney Timothy Frateschi and Town Engineer Doug Miller

Also Present: Mike & Ellen McGrew, Warren Canorro, Kurt and Maria Honis, Garry and Mary Nichols, Rudy Zona, Ken Wagner, Bill Savery, Louis and Dorothy DiMento, John Hefti, Phil Batten, Ed & Karen Dunn, Anthony Valerio, Jerry Fasciano, Kasey Smith

The Pledge of Allegiance was recited.

Minutes

Member Kelly made a motion, seconded by Member Gilbert and carried unanimously to approve the minutes of October 24, 2016.

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

Town Engineer Miller stated that he received a letter from the applicant that addressed all of the issues from the last meeting. He said that the increase is minimal and everything looks good, relating to the driveways.

Attorney Frateschi reviewed the draft Resolution that was prepared based on the last several meetings, including information from the applicant, the Town Engineers review of the project, and the Public input. (*The resolution is attached*). The big issues are as follows: the effect of the box culvert, which has been approved by the Army Corp of Engineers; the impact of the snowplow from the bridge, which will be mitigated by parapets installed on the box culvert; the other issue is maintenance of the box culvert. A neighbor, Joseph Zagraniczny, who was represented at the public hearing held at the last Planning Board meeting by an attorney requested to ask a question about who would be responsible for the maintenance of the box culvert. Chairman Moliski allowed the question. Mr. Frateschi stated that the box culvert will be constructed and maintained by the owner of the property. The Army Corp approved the design of the bridge and the construction of it. It will be on a private driveway. The Town is simply responsible for the subdivision of land, not the bridge.

Member Lupia stated that the Board has seen various plans from this applicant over a period of several years. The scope and size of the subdivision has been substantially reduced because of neighbors' concerns and concerns of the Board. This project is understandably in a sensitive area, we have heard from the homeowners and their concerns with the subdivision but we have also reviewed the Engineering reports, the Onondaga County Planning Board reports and the reports from the DEC, and although we understand the sensitivity of the area, we have examined all of the reports.

Member Lupia made a motion, seconded by Member Gilbert and carried unanimously to approve the draft resolution prepared by the Planning Board Attorney to approve the 2-Lot Subdivision according to the plans specified and the application as submitted.

Attorney Frateschi said that the resolution has been approved by a majority plus one vote, which was required to override the Onondaga County Planning Boards negative recommendation for this project.

Warren Canorro – 7223 Taylor Road, East Syracuse, New York 13057

Site Plan Review – Pole Barn – Located just south of 6390 Town Isle Rd. Kirkville

Tax Map # 070.-0-06.1

Mr. Canorro briefly explained his project to the Board. He owns 5 acres on Town Isle Road and wants to build a pole barn.

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 Gilbert made a motion, seconded by Member Crossett and carried unanimously to declare the Planning Board Lead Agency for SEQR.

Member Gilbert made a motion seconded by Member Kelly and carried unanimously to identify this action as an Unlisted Action.

Member Kelly made a motion, seconded by Member LeRoy and carried unanimously to issue Negative Declaration under SEQR and to authorize the Chairman to sign the short EAF.

Member Gilbert made a motion seconded by Member Crossett and carried unanimously to waive the reading of the Public Hearing notice.

Member Crossett made a motion seconded by Member Neuhauser and carried unanimously to open the Public Hearing at 7:15pm.

With there being no comments from the public, Member Kelly made a motion seconded by Member LeRoy and carried unanimously to close the Public Hearing at 7:16pm.

Member Gilbert made a motion, seconded by Member LeRoy and carried unanimously to approve the Site Plan as proposed on the application and on the map of Lands of Canorro, part of Lot 35, Town of Manlius, Onondaga County, New York; Map prepared by SeGuin Land Surveying, P.L.L.C., dated August 31, 2015, Project # 15147.

Thomas Greenwood – 7325 Collamer Road, East Syracuse, New York 13057

2-Lot Subdivision – Corner of NYS Route 298 & Karker Road, E. Syracuse

Tax Map # 038.-01-01.1

Rudy Zona, RZ Engineering, Engineer for Mr. Greenwood gave a brief overview of the project. The applicant wants to put a Single Family house on the corner lot of the property.

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

Member Kelly made a motion seconded by Member LeRoy and carried unanimously to open the Public Hearing at 7:25 pm.

1. Anthony Valerio, 7400 Collamer Road, has a concern with the drainage. Mr. Zona said the septic system is set forth on the subdivision map and will not affect the drainage in the area.

With there being no other comments from the public, Member Gilbert made a motion seconded by Member Kelly and carried unanimously to close the Public Hearing at 7:29pm.

Member Gilbert made a motion, seconded by Member Crossett and carried unanimously to approve the Preliminary 2-Lot Subdivision as proposed on the application and on the map of Greenwood Acres, part of Military Lots 6 & 14, Town of Manlius, Onondaga County, New York; Map prepared by Ianuzi & Romans Land Surveying, P.C., dated May 11, 2016, File # 251.025.

Member Kelly made a motion, seconded by Member Gilbert and carried unanimously to waive the Public Hearing for the Final Subdivision.

Mr. Frateschi asked Mr. Zona if he was prepared to go forward with the Final Subdivision map tonight. Will it be substantially similar to the Preliminary map just approved? Mr. Zona indicated that it would be identical.

Member Gilbert made a motion, seconded by Member Lupia and carried unanimously to waive the requirement for a public hearing on the final subdivision map since the final subdivision map will be substantially similar to the Preliminary Plan approved by the Planning Board.

Member Gilbert made a motion, seconded by Member Lupia and carried unanimously to approve the Final Subdivision with a new date of November 14, 2016 and a new block stamp and have the Chairman sign the Final Map.

The Board did receive a response from the Onondaga County Planning Board and they have determined that there will be no significant impact from the 2-Lot Subdivision. The resolution is dated November 2, 2016.

United Refining Company of Pennsylvania, 15 Bradley Street, Warren, PA 16365
Site Plan – Kwik Fill – 7078 Manlius-Center Road, E. Syracuse, NY 13057
Tax Map # 062.-04-09.1A

Jerry Fasciano and Kasey Smith were there representing the Applicant. They stated that they would demolish the current Red Apple building and build a brand new 5000 square foot building including the ice cream parlor with 6 new gas pumps and a canopy. The applicants also stated that they are going to do a Division of Land to merge the two properties together.

Attorney Frateschi asked about zoning of the properties. The properties are zoned Commercial B (CB). The zoning was changed by resolution in April 1999 to have both lots changed to CB.

Member Lupia asked if the traffic on Manlius Center Rd. is for egress and ingress. Mr. Fasciano said that the Engineer is presently in talks with the DOT. It will probably be a right-in and right-out only.

Engineer Miller is in discussions with the DOT and the Engineer on the project.

Member Neuhauser asked if new storage was going to be built for fuel or are they going to be using what is there? The applicant said that they are building all brand new tanks and that they will remove all of the old storage tanks and they will be located in a different spot on the property, per NYS DEC regulations.

Member LeRoy asked when the anticipated start date was. Probably the spring of 2017. And completion? Usually 4-5 months unless there are some unforeseen complications.

The Board collectively agrees that this is a big improvement over the existing site which is severely limited by the small parcel and Manlius Center Road

Chairman Moliski asked about the concerns that Engineer Miller had regarding the project and where they stand. She read them into the record and they are as follows:

1. Confirm the setbacks for a dumpster location – they would like to keep the dumpster at its current location, there isn't a good alternative spot. Engineer Miller said that the dumpster, in the spot now, sits outside the 20 ft. setback.
2. Confirm snow storage -
3. Provide NYSDOT approvals of the new access to the state road
4. Sign approval is required
5. Confirm that all work is to be completed outside of the flood zone locations with proper setbacks from the same
6. Confirm current lot configuration and zoning
7. Provide a current survey
8. Show catchment areas used for stormwater calculations within the SWPPP for the project site

Member LeRoy asked about parking. Mr. Faciano said along the front of the building.

Mr. Faciano said that they usually base parking on the square footage of the store. Engineer Miller and Attorney Frateschi said that according to Town Code the minimum parking for the building should be 50 parking spaces per code. Mr. Faciano will work out more parking spaces with their Engineer and report back to the Board.

The Board is concerned about the parking situation. Attorney Frateschi said that they could always go to the Zoning Board of Appeals if they cannot meet the requirements (50 spots per code) for parking and attempt to get a variance.

Chairman Moliski told the applicants that including the concerns from Engineer Miller, that parking spaces and a circulation study and turning radius scope should be addressed before the next meeting.

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. In fact, the proposal will have be a significant improvement from an environmental standpoint because it will improve traffic circulation in this busy area and provide greenspace elements that are lacking on the existing cramped site. The EAF was filled out accordingly.

Member Neuhauser made a motion, seconded by Member Gilbert and carried unanimously to declare the Planning Board Lead Agency for SEQR.

Member Gilbert made a motion seconded by Member LeRoy and carried unanimously to identify this action as an Unlisted Action.

Member Kelly made a motion, seconded by Member Crossett and carried unanimously to issue Negative Declaration under SEQR and to authorize the Chairman to sign the short EAF.

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 8:17pm.

Respectfully submitted,
Lisa Beeman, Clerk

IN THE MATTER

Of

**The Applications of: Konrad
Builders for Preliminary and
Final Subdivision Approval
pursuant to Chapter 127-11-of
the Town of Manlius Code**

**RESOLUTION APPROVING
PRELIMINARY AND FINAL
SUBDIVISION FOR TWO LOT
SUBDIVISION**

The **TOWN PLANNING BOARD OF THE TOWN OF MANLIUS**, in the County of Onondaga, State of New York, and (the "Planning Board") met in regular session at the Town Hall in the Town of Manlius, located at 301 Brooklea Drive in the Village of Fayetteville, County of Onondaga, State of New York, on the 14th day of November 2016, at 7:00 p.m.

The meeting was called to order by Susan Moliski, Chairman, and the following were present, namely:

Susan Moliski	Chairman
Joseph Lupia	Member
Ann Kelly	Member
Donald Crossett	Member
Frederick Gilbert	Member
Walter Neuhauser	Member
Michael LeRoy	Member

WHEREAS, application (the "Application") has been made to the Planning Board by Konrad Builders, Inc. (the "Applicant") for preliminary and final subdivision approval to subdivide a 9 +/- acre parcel into a two-lot subdivision at the end of Barksdale

Lane and at the end of Glenn Eagle Road (the "Subdivision") identified as Tax Map number 115.04.1.2 and 115.-4.2.3 as further identified in a survey by dated November 2, 2015 and re-dated on June 26, 2016 (the "Property"); and

WHEREAS, the Application, and all its attachments and the maps presented to the Planning Board, are incorporated into this Resolution, and all the decisions made herein are based on the Application and the presentation of the Applicant at Planning Board meetings;

WHEREAS, the Property is proposed to be subdivided into two lots: (i) Lot 3a, a 6 +/- acre parcel with access from Sugarland Drive; and (ii) Lot 3B, a 3 +/- acre parcel with access from Glenn Eagle Drive and Barksdale Lane; and

WHEREAS, at its October 24, 2016 Planning Board meeting, the Planning Board declared itself the Lead Agency for Subdivision, and determined that the Subdivision was an Unlisted action under the State Environment Quality Review Act ("SEQRA") and;

WHEREAS, at its October 24, 2016 Planning Board meeting, the Planning Board reviewed the Short Environmental Assessment ("EAF") form prepared by the Applicant, discussed the questions set forth in Section 2 of the EAF, and issued a negative declaration for the reasons set forth in the minutes of that meeting and for the following reasons: (i) the Subdivision has been significantly reduced in density since originally proposed by the Applicant; (ii) the two additional homes will be on lots that are two to three larger than are allowed in the R1 zoning district, with homes that will be at the same, or greater value than existing homes; (iii) there will be sufficient screening by existing foliage as to not change the community character of the area; (iii) two additional homes will not impact traffic in any significant way; (iv) the Army Corp of Engineers

("ACOE") has issued a letter to the applicant approving a box culvert (the "Box Culvert") design, which Box Culvert will bridge over Crane Brook; (v) with the approval from ACOE, the Applicant can construct the Box Culvert with no further action from the Planning Board; (vi) the Engineer from the Town has reviewed the information provided by the Applicant and agrees that the Subdivision will not have a significant environmental impact for the reasons set forth in the minutes of the October 24, 2016 Planning Board meeting, this Resolution, and the letters provided by the Applicant's engineer, dated October 24, 2016 and November 11, 2016, which addresses issues raised by a neighboring resident;

WHEREAS, the Manlius Zoning Board of Appeals, at its August 18, 2016 meeting, approved variances for the Subdivision to grant relief from the Town Code related to the minimum road frontage requirements;

WHEREAS, the Syracuse-Onondaga County Planning Agency ("SOCPA"), after reviewing the application, issued a letter, dated July 20, 2016, which made a negative recommendation for the Application for the following reasons: (i) development in the floodplain; (ii) large lots are inconsistent with neighboring homes; (iii) placing infrastructure in floodplains;

WHEREAS, because of SOCPA's negative recommendation, the Planning Board requires a majority plus one vote;

WHEREAS, Applicant has appeared before the Planning Board on numerous occasions over the past year 7 years, at which times certain changes and additional information was requested to address concerns of the Planning Board;

WHEREAS, on October 24, 2016, a public hearing was held at which time the public was given an opportunity to speak for, or against the Subdivision;

WHEREAS, the concerns raised by the public related primarily to: (i) the Box Culvert and the potential of it blocking the flow of Crane Brook and possibly flooding neighboring properties; (ii) "ice jams" that may occur if snow is plowed into Crane Brook; (iii) additional run-off from the new driveways being proposed; (iv) lowering the creek bed of Crane Brook; (v)

WHEREAS, the Applicant has satisfied the concerns and requirements of the Planning Board and, subject to the following conditions, finds that the Preliminary and Final Subdivision is conformance with the Town Code based on the following findings and determinations;

1. The Box Culvert was approved by ACOE;
2. ACOE is charged with ensuring that structures built in a floodplain do not exacerbate flooding and the Planning Board is relying on ACOE's approval in considering the impacts of the Box Culvert on flooding;
3. The Box Culvert can be constructed without the Subdivision approval;
4. At the Planning Board's request, the Applicant's engineer has created a "flood route" that will direct water toward the north of the Box Culvert and onto the Applicant's property should the Box Culvert be blocked or impeded in some way;
5. The lots created by the Subdivision will be large (which is a benefit to the Town), relative to the surrounding lots, and because of the existing foliage, shall be sufficiently screened from neighboring properties;

6. Each lot will be served by private water and sewer lines, thus avoiding previous concerns raised by SOCPA the Planning Board related to public water or sewer lines being constructed in a floodplain;
7. Each lot will be served by a private driveway, thus avoiding previous concerns raised by SOCPA and the Planning Board related to public roads being constructed in a floodplain;
8. The amount of run-off related to the construction of the private driveways will be an insignificant impact as set forth in the letter from the Applicant's Engineers, dated October 24 and November 11, 2016, which letter is hereby accepted by the Planning Board as serves as a partial basis for this approval resolution.

NOW, THEREFORE, be it

RESOLVED AND ORDERED, that the Preliminary and Final Subdivision, titled, "Barskdale-Hollington Subdivision" prepared by Cottrell Land Surveyors, P.C. 7308 Jamesville Road, Manlius, NY 13104, dated November 2, 2015 and last updated on June 26, 2016, (I.D. 115-4.2.3) is hereby approved subject to the following conditions being met:

1. Applicant providing an adequate maintenance plan, to the satisfaction of the Engineer for the Town, to ensure that if the Box Culvert is blocked or impeded, it will be able to remove the impediments;
2. Parapet will be constructed on the box culvert, to the satisfaction of the Engineer for the Town that will reduce the amount of snow that will be plowed into the Creek.

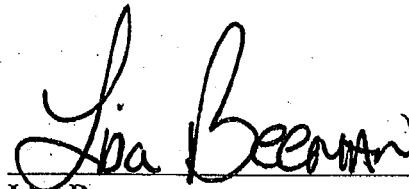
BE IT FURTHER RESOLVED, that the Planning Board Chairman is hereby authorized to sign the Final Subdivision, subject to the above conditions being met and that the Applicant is authorized to file the Final Subdivision in the Office of the County Clerk as set forth in Town Law.

I, Lisa Beeman, Clerk of the Town of Manlius Planning Board, DO HEREBY CERTIFY that the preceding Resolution was duly adopted by the Town Planning Board of the Town of Manlius at a regular meeting of the Board duly called and held on the 14th day of November, 2016; that said Resolution was entered in the minutes of said meeting; that I have compared the foregoing copy with the original thereof now on file in my office; and that the same is a true and correct transcript of said Resolution and of the whole thereof.

I HEREBY CERTIFY that all members of said Board had due notice of said meeting.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Town of Manlius, this 14th day of November, 2016.

DATED: November 14, 2016
Fayetteville, New York

A handwritten signature in black ink, reading "Lisa Beeman", written over a horizontal line.

Lisa Beeman
Clerk of the Town of Manlius
Planning Board
Onondaga County