TOWN OF MANLIUS
PLANNING BOARD MINUTES
November 28, 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: 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, Kasey Smith, Jacob Koruban, Scott Siganowich, James Ashe, Don Abernethy

Absent: Member Fred Gilbert

The Pledge of Allegiance was recited.

Minutes
Member LeRoy made a motion, seconded by Member Crossett and carried unanimously to approve the minutes of November 14, 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
Kasey Smith was at the meeting representing United Refining Company.

Mr. Smith said that they added 40 parking spaces to the Site Plan. Included in these 40 spaces are the 12 spots at the gas pumps. He also stated that they moved the pumps 5 ft. towards the middle of the parking lot. They added 11 more angled parking spaces down the west side of the lot and 5 across the front.

Discussion ensued regarding the placement of the parking spaces. The Board agreed that the parking spaces seem too far away from the store and the ice cream shop. This would require pedestrians who park to cross the parking lot while other vehicles are getting gas. The Board's view was the parking spaces should be closer to the building to avoid pedestrian/traffic conflicts.

Chairman Moliski asked if the pumps and the store could be moved toward Manlius Center Road, therefore making more room in the back of the store for parking and around the side of the building.

Attorney Frateschi said that he met with Engineer Miller and Chairman Moliksi regarding the Site Plan and they are concerned with the parking and the walk to the convenience store. There seems to be a lot of wasted space between the pumps and the store itself.

Mr. Smith said that they are concerned with moving the pumps any closer to Manlius Center Road, they are already close enough at the current location and they do not want that to happen at this store, they want to be away from the road.

Member Neuhauser asked if they had use of the land in the back of the store. Yes, the land belongs to the Applicant. Mr. Smith said the back property declines about 12 feet. Member Neuhauser said so the land is not usable unless you bring in fill.
Member LeRoy thinks that parking for employees should probably be behind the building instead of taking up spots in front that should be for customers.

Member Neuhauser thinks that it seems to be a waste to have no parking behind the building.

Engineer Miller said what if you turn the building 90 degrees with the seating in the back, push the building up closer to the pumps then you can probably get parking in the front and all sides.

The Board still has many concerns with the parking spaces and how they are laid out.

Mr. Smith passed out a picture of what the canopies will look like. There was also a brief discussion on digital signs on the canopies and the Red Apple sign on the building.

The Board asked the Applicant to turn the building as suggested by Mr. Miller so that it can determine how many parking spaces can be accommodated nearer to the building.

Engineer Miller reminded the applicant that per code 50 parking spaces are necessary for the project and thought maybe a recommendation to the Zoning Board may be appropriate. Attorney Frateschi said either that, or in the past, the Board has approved banked parking. This will allow the Applicant to set aside open space for parking and if the Town believes the site requires the additional parking, it can make the Applicant build them out. Maybe by re-orienting the building, you may find more parking spaces.

Attorney Frateschi said that the Baord did receive a resolution back from the Onondaga County Planning Board regarding the project. The letter dated November 22, 2016 suggested that the Applicant do the following:

1. The New York State Department of Transportation has determined that the applicant must provide the Department with ITE Trip Generation traffic figures.
2. The municipality and the applicant must coordinate driveways and access with the New York State Department of Transportation prior to Town approval of the Site Plan.
3. And the Applicant must complete a Stormwater Pollution Prevention Plan (SWPPP).

Finger Lakes Technologies, 75 Main Street, Phelps, NY 14532
Amended Site Plan – 16490 Manlius POP – 8188 Manlius-Cazenovia Road, 13104
Tax Map # 113.-03-10.0

Jacob Koruban, Finger Lakes Technologies, gave the Board an updated Amended Site Plan. He said that he would like to put a Point of Presence (POP) at 8188 Manlius-

Cazenovia Road.

Engineer Miller said that he spoke with Code Officer Mike Jones and he had indicated that there was going to be some generator use and that the Site Plan needed to be amended.

Mr. Koruban said that this would be an electronics storage closet. An unmanned facility does require cooling and a generator backup. They bring fiber optic cable to businesses like schools and hospitals in the area. He said that maybe once every 2 months someone will walk in verify that the lights are on and leave. It is not a noisy space. The generator (sounds like a riding lawn mower) will run probably once a week for about 15 minutes.

Attorney Frateschi brought up the subject of parking, reminding the Board and the Applicant that per code there needs to be one parking space for every 300 square feet, since this would be considered office space. It was determined that he would need one space designated on the Site Plan for this business.

Attorney Frateschi marked, in blue pen, the designated parking space for the business, that way when the Site Plan is approved they will know which space will be for the business.

Chairman Moliski told that Applicant that the application went to the Onondaga County Planning Board and that this Board could not act on the application tonight. Attorney Frateschi said that he would talk to the County regarding this application. It is his opinion that this is a minor change to an existing Site Plan and it probably was not necessary to send the application to the County.

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 crammed site. The EAF was filled out accordingly.

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

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

Member Lupia 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.

The Board asked the Applicant to come back to the next meeting with an actual (as

opposed to the survey with site plan elements) Amended Site Plan with the following item on it:

1. A designated Parking space for your business.

Point Guard at Buchmans Close, 110 Buchmans Close, Fayetteville, NY 13066
Amended Site Plan – 110 Buchmans Close, Fayetteville, NY 13066
Tax Map # 092.-01-01.1

Don Abernathy and James Ashe explained that they recently purchased 110 Buchmans Close. They primarily deal with insurance and financial services. They are asking for a sign in a similar location as the ReMax sign, set back 46 feet from the road. The sign will be roughly 16 square foot.

Attorney Frateschi said that, like the previous applicant, there is an existing Site Plan for this property and the only change is the Applicant wants to place a freestanding sign on the property. This would not be considered a material change. Engineer Miller said that they have a Site Plan but it is not to scale. He agreed that the only change to the Site Plan is to add the sign, a minor modification.

Attorney Frateschi stated that SEQR had been done when the original Site Plan came before the board. There will be no changes to the site plan just the sign.

Member Neuhauser made a motion, seconded by Member Crossett and carried unanimously to approve the Amended Site Plan based on the fact that a new Amended Site Plan will be submitted with the new sign drawn to scale in the proper location and that this is not a material change to the existing Site Plan.

Other Business

With there being no further business, Member Lupia made a motion, seconded by Member LeRoy and carried unanimously to adjourn the Regular Meeting at 8:06pm.

Respectfully submitted,
Lisa Beeman, Clerk