

**TOWN OF MANLIUS
PLANNING BOARD MINUTES
January 9, 2017**

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, Don Crossett, Mike LeRoy and Walt Neuhauser. Also present were Attorney Timothy Frateschi and Town Engineer Douglas Miller.

Absent: Member Fred Gilbert & Member Joe Lupia

Also Present: Mike & Ellen McGrew, Kasey Smith, Jerry Fasicano and Jeremy Davidheiser

The Pledge of Allegiance was recited.

Minutes

Member Neuhauser made a motion, seconded by Member LeRoy and carried unanimously to approve the minutes of November 28, 2016.

Organizational Meeting 2017

The Town Board appointed Susan Moliski Chairman of the Planning Board for a period of 1 year.

The Town Board appointed Don Crossett to the Planning Board for 7-year term expiring 12/31/2023.

Member LeRoy made a motion, seconded by Member Neuhauser and carried unanimously to appoint Frateschi, Schiano & Germano Law Firm as Attorney for the Planning Board.

Member Kelly made a motion, seconded by Member LeRoy and carried unanimously to appoint Miller Engineering as the Planning Board Engineer.

Member LeRoy made a motion, seconded by Member Crossett and carried unanimously to appoint Lisa Beeman as the Planning Board Clerk.

Member LeRoy made a motion, seconded by Member Kelly and carried unanimously to approve the Planning Board 2017 Meeting Schedule, which states that the Board will meet on the 2nd and 4th Mondays of the Month at 7:00 PM and the Board approved the Application Filing Deadline Schedule.

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 Fasicano and Kasey Smith represented United Refining Company. Jerry stated that the company architect was able to reconfigure the building as requested by the Planning Board. The new plan also includes the spaces at the gas pump dispensers, 43 parking spaces plus 7 “banked” spaces. They have also incorporated a truck turning radius, which appears to be sufficient.

The Board’s general consensus was that the new plan for the project was much better and the applicant should finalize the plans for further review by the Board and the Town Engineer.

Chairman Moliski stated that the 2 lots still need to be combined. Mr. Fasicano said that the Surveyor is still working on the Division of Land and will provide it to the Planning Department when it is completed.

Member LeRoy asked what the distance is between the front of the pumps and the road. Jerry said approximately 30 feet. The new pumps are going to be placed where the convenience store is now.

Conversation ensued regarding greenspace, landscaping and lighting.

The Board told the Applicant to bring the final plans back to the Board when they are ready.

Widewaters Hotels, LLC – 5789 Widewaters Parkway #9, Syracuse, NY 13214
Amended Site Plan for the Craftsman Inn & Limestone Grill – 7300 E. Genesee
Street, Fayetteville 13066
Tax Map #'s 092.-07-03.1 & 092.-07-01.0

Jeremy Davidheiser was there from QPK Design representing the Applicant. The plan is to make the Hotel more visible, improve traffic flow and increase parking. The room numbers will stay the same, there will be new paint and carpet. The name will stay the same. The parking lot on the east side of the site has been cleaned up. There will be a one way in instead of egress and ingress in the same location. There will also be new sidewalks on the property and a new patio and outside seating. An island (greenspace) will also be added. The parking lot on the back of the property will now be open in order to create more parking.

The Applicant stated that there will also be a new monument sign erected.

Attorney Frateschi asked if the Applicant was aware of the concerns about the outdoor seating. The applicant said no. Attorney Frateschi stated that outdoor service and seating in the Town of Manlius is not allowed in the CA Zone. The Town Board is in the process of amending the CA Zoning Code to allow for outdoor seating in the CA Zone. Under RS and NS the Town does allow outdoor seating (Town Center, across the street, is in a RS Zoning District and allows outdoor seating and service). The Town Board will be setting a date for a Public Hearing at their next Board meeting for the new local law.

Attorney Frateschi said that he has a concerns, as does Engineer Miller regarding the blocking off of the parking lot access to the bank parking lot. The problem is that you are going to have an ingress/egress (to the bank lot) and an ingress/egress (from the new parking lot in back) side by side. The Village could be concerned about the issue. The Board should consider it.

Conversation ensued regarding the ingress and egress from the bank parking lot and the new parking lot.

Chairman Moliski suggested a “no left hand turn” sign out of the new parking lot. The Applicant is willing to consider it and said he would run it by Widewaters.

Attorney Frateschi said that we need either the County, the Village of Fayetteville or the Town and Village Highway Superintendents to look at the project and give the Board their thoughts.

Conversation ensued regarding the new monument sign. Drawings and sketches were shown to the Board. The Applicant said the sign will be within the Code limits and shouldn't require a variance.

The Applicant stated that there will be an outdoor gas fireplace feature on the patio.

Attorney Frateschi stated that there are two things the Town of Manlius requires. They are: holding a Public Hearing for a Site Plan and having to go to the Town Board for a Special Permit for the outdoor seating.

Member Neuhauser noted that the area between the bank and Starbucks and the Craftsman Inn is very congested, traffic wise.

The Applicant will return with a full set of plans to the meeting of February 13th in order for the Board to set a date for a public hearing.

OTHER BUSINESS

With there being no further business, Member Crossett made a motion, seconded by Member Neuhauser and carried unanimously to adjourn the Regular Meeting at 7:56 pm.

Respectfully submitted,
Lisa Beeman, Clerk