

**TOWN OF MANLIUS
PLANNING BOARD MINUTES
February 13, 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, Mike LeRoy, Fred Gilbert and Joe Lupia. Also present were Attorney Timothy Frateschi and Town Engineer Douglas Miller.

Absent: Member Don Crossett & Member Walt Neuhauser.

Also Present: Mike & Ellen McGrew, Jeremy Davidheiser, Steven Calocerinos, Ray & Cynthia Mann and Keith Pederson

The Pledge of Allegiance was recited.

Minutes

The minutes of January 9, 2017 were tabled until the next meeting.

Ray and Cynthia Mann, 5685 Pierson Road, Fayetteville, NY 13066
Division of Land – 2 Lot – 5685 Pierson Road, Fayetteville, NY 13066
Tax Map #'s 082.-1-35.2 and 082.-01-35.1

Mr. & Mrs. Mann spoke about what they wanted to do with this property.

Conversation ensued regarding the 2 lots and whether the request was for a subdivision or a Division of Land.

Engineer Miller stated that he would contact the surveyor, Forrest Seguin and talk to him about the project.

The Board agreed that the request from the applicant would not create any new lots and could be done by the Division of Land process administratively and that this Board would not need to take any further action.

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

Attorney Frateschi informed the Board that the Town Board approved a local law that amended the Commercial A Zoning (CA) district to allow for outdoor service for restaurants.

The applicant stated that they are still considering closing off the access to the bank parking lot and moving the ingress/egress to the new parking lot off of South Burdick Street.

The applicant talked to the Board about the proposed monument sign. Conversation ensued regarding the sign and the symbol on the sign and whether it was confusing. The applicant agreed to change it to a font that was more understandable.

Engineer Miller stated that there is a stormwater plan and it appears to tie in with the Village of Fayetteville's stormwater system. The applicant said that he has met with the Mayor of Fayetteville and the DPW Superintendent and that they will make the tie in to their system.

Member Gilbert made a motion, seconded by Member LeRoy and carried unanimously to hold a Public Hearing on February 27th at approximately 7:05pm.

Eagleview Development, 7519 Morgan Road, Liverpool, NY 13090
Subdivision 16 Lots – Reserve at Bishop Brook, E. Seneca Tnpk & Hyde Road
Tax Map # 115.-05-07.3

Steve Calocerinos from Calocerinos Engineering, was there to represent Eagleview Development. The developer has proposed a 16 lot subdivision. This project was originally approved in 2006 by the Town Board with the contract drawings approved in 2006-2007. The project was never done because of the economy. There will be sewers in the development. There will be an HOA in the development.

Attorney Frateschi stated that back when the original plan was approved the residents in the subdivision were concerned about traffic and drainage in the area. There was a proposed new road, Penny Lane, that would connect to Hyde Road. This was eliminated in the preliminary plan approved in 2006 and the ingress/egress is directly from NYS Rt. 173.

Attorney Frateschi asked Mr. Calocerinos if he had talked to the Department of Transportation regarding the proposed ingress/egress from NYS Rt. 173. He said yes and that some design standards and criteria have changed. They were provided with a letter from NYSDOT that said here are the items that we would like you to change. They asked for granite curbing within the right of way and the driveway width should be 28 feet. Otherwise, NYS DOT seemed ok with the access.

Engineer Miller stated that the NYS DEC approved the original stormwater calculations and information back in 2006 and the developer, Dan Bargabos, has been paying the fees on the drainage permit so the drainage permit stays in effect.

Attorney Frateschi told the developer that he had to provide certification to this Board regarding notifying the neighbors within 500 feet of the development that the subdivision application has been submitted.

Member LeRoy made a motion, seconded by Member Gilbert and carried unanimously to hold a Public Hearing on February 27th at approximately 7:10pm.

OTHER BUSINESS

With there being no further business, Member Gilbert made a motion, seconded by Member Lupia and carried unanimously to adjourn the Regular Meeting at 7:47 pm.

Respectfully submitted,
Lisa Beeman, Clerk