

**TOWN OF MANLIUS
PLANNING BOARD MINUTES
February 27, 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, Gary Billy, Lutchmie Narine, Ambika Krishnakumar, Kamala Ramadoss, George Han, Tim Aherns, Joseph Cavender, Patricia Donohue-Carey, Robert Carey, Neil Ondrako, Ted Schroeder, Jeff Standish, Nancy Stevens, Steven Calocerinos, Michelle Hight?, Barb Neuss, J.D. & AnnMarie Martin, Lois Schroeder, Donald J. Martin, Melisse Billy, Uni Balenoff, Michael Balenoff, Joe Smith, Kathleen Best, Cindy Phillips, Bob Fowler, Jerry Laffer, Katherine M Keeney, Allen Olmstead

The Pledge of Allegiance was recited.

Minutes

The minutes of January 9, 2017 and February 13, 2017 were tabled until the next meeting.

Widewaters Hotels, LLC – 5789 Widewaters Parkway #9, Syracuse, NY 13214
Public Hearing - 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

Joe Cavender from QPK Design was there representing the Applicant. Mr. Cavender gave an overview of the project. He stated that they were the expanding the parking lot, adding sidewalks and adding outdoor seating.

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

Member Lupia 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 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 LeRoy and carried unanimously to waive

the reading of the Public Hearing notice.

Member LeRoy made a motion seconded by Member Lupia and carried unanimously to open the Public Hearing at 7:05pm.

With there being no comments from the public, Member Kelly made a motion seconded by Member Lupia and carried unanimously to close the Public Hearing at 7:06pm.

The Board did receive a response from the Onondaga County Planning Board and they have determined that there will be no significant impact. The resolution is dated January 25, 2017.

Member Gilbert made a motion, seconded by Member Lupia and carried unanimously to approve the Site Plan as proposed on the application prepared by QPK Design for the Craftsman Inn and Limestone Grill; 9 page set includes G-001, Cover Sheet; L-001, Site General Information; L-101, Demolition/Erosion & Sedimentation Control Plan; L-102, Layout and Materials Plan; L-103, Grading and Storm System Plan; L-104, Planting Plan; L-501 Site Details; L-502, Site Details; L-503, Site Details; all dated 02-06-17; Project Number 216189.00.

Eagleview Development, 7519 Morgan Road, Liverpool, NY 13090
Public Hearing - 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 Planning 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 in 2006 when this project was originally approved, the entire SEQR process was reviewed. The Board just has to listen and determine if anything has significantly changed from the 2006 plan.

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 Lupia and carried unanimously to open the Public Hearing at 7:21pm.

1. Uni Balenoff, 8389 Woodbox,
 - A. Are these houses going to have basements? Yes, they will be dug not slab.
 - B. Will the rock be dug or blasted? If the rock can be dug, it will be. If it does need to be blasted, there are techniques that will be used to reduce environmental impacts.
 - C. What size are the lots? In general, they can range from 9100 square feet to 40,000 square feet.
 - D. What is the footage in between homes? The minimum is 10 feet.

Attorney Frateschi reminded everyone that this is going to be a Cluster Development meaning that the applicant comes in and explains to the Board how many lots they can get under conventional zoning. Once the Board determines what that is that is the maximum amount of lots that can be subdivided. Also, in 2005 the Town of Manlius Zoning Board of Appeals provided variance for 16 lots. The reason Cluster Development was done on this property was there was some concern from the residents about homes mirroring the Vasser Drive configuration; that's why they took Penny Lane off and created smaller lots than would have been available to the developer under conventional zoning and created these lots off of Route 173 and decided it was in their best interest not to have a through road from Woodbox to Hyde Rd. This is what the neighbors requested.

2. Melisse Billy, 8350 Vasser Drive

- A. If there is blasting it is a health concern.
- B. The water study is over 10 years old, it is outdated and should be looked at again.
- C. Safety is also a concern.
- D. She does not want walking trails behind her house; she was told that the property behind her house was going to be forever wild.
- E. How does this effect the property value of my house? Will it decrease?

3. Neil Ondrako, 8339 Vasser Drive

- A. What problem are we trying solve by implementing this consolidated neighborhood? Chairman Moliski stated that there is no problem trying to be solved, we live in a world where things are built.
- B. He is also under the impression that the space behind his house, when he bought it in 2012, is considered forever wild. Chairman Moliski said that the Board is unaware of the space behind the homes being forever wild and offered Mr. Ondrako to present documentation to that affect. Mr. Ondrako said that his lawyer is working on it.

4. Bob Fowler, 4086 Hyde Road

- A. He wants to know if the storm sewer problem on Hyde Road ever got addressed. At the time the pipe was the problem. Did it ever get taken care of between then and now?
- B. The other issue is on Iliad, by the Ledyard canal. Drainage is a concern. Mr. Calocerinos said that not much has changed between then and now. What was analyzed back in 2006 and now is the 1, 2, 5, 10, 25, 50 and 100 year storms. The technology used in 2006 and what was used today is essentially the same.

5. Dr. Jerry Laffer, 4894 Hyde Rd.

- A. Initially there was a covenant that stated no fences or pools.
- B. Quality of life
- C. Seems like a trailer park is being built in their area. Houses are being squished in.

- D. Totally different size lots
- E. Has no problem with the development, but it has to be maintained.
- F. Should be fewer lots with bigger houses.
- G. Should have a current Flood Plain study/Flood Insurance.
- H. Is there a lighting district?
- I. Fences should be put around the ponds.

6. Katherine Keane, 8394 Woodbox

- A. Why was the mailing restricted to 500' if people outside of the development are going to be affected by this?
- B. Traffic flow in the development
- C. The speed limit on Route 173
- D. Overcrowding of the schools
- E. Are there any conflicts of interest between the Board and the LLC and the Developers and what the relationships are between everyone?

7. Gary Billy, 8351 Vasser Dr.

- A. What is the timeline for the construction? Mr. Calocerinos said the initial step is to get the stormwater management facilities in then the infrastructure of the sewers and waterlines then start building at the end of this year or early next year.
- B. When would anticipated completion be? Mr. Calocerinos said to allow all the build outs probably about 6 months to a year. After that its subject to people coming and buying the lots, could be 2 years, it could be 10.
- C. Concerns about family safety

8. Patty Donahue-Carey, 8333 Vasser Dr.

- A. Creek water rising because of storms and snow behind their house
- B. Concerned about flooding
- C. Digging or blasting is a huge concern
- D. Health issues
- E. Is there an Environmental report?

9. Kathy Best, 8507 Woodbox

- A. Trees are a concern
- B. Design of the water areas
- C. What about variances? Attorney Frateschi said that based on this plan there is no need for variances. If there are the Code Enforcement Officer would bring them to the appropriate Board.

10. Dr. Narine, 8381 Vasser

- A. Is the acreage for the proposed green space likely to change in the future? Chairman Moliski said that it is not likely to change; this is all one subdivision that is being approved as a whole, approximately 14 acres for green space and the rest for housing. Mr. Calocerinos

clarified Chairman Moliski's statement. He said there are approximately 14 ½ acres, 8 for green space that will be deed restricted and the rest for new homes.

- B. He is not sure why walking trails are needed. They will not be lit and will have no fences.
- C. He is also concerned about security on the trails.

11. Gretchen Haas, 8385 E. Seneca Turnpike

- A.) Property (corner of RTE.173 & North Eagle Village Road) will get an Increase of traffic to an already busy intersection with a history of serious/near fatal accidents that have occurred steadily over the nearly 20 years at this residence
 - 1.) 16 lots x approximately 2 cars per home site = 32 cars + visitors + service vehicles = Large Increase of Traffic
 - 2.) Loaded Dump Trucks and Flat Bed Trucks of construction materials creates more traffic hazards, noise and air pollution, and degrading road conditions
 - 3.) Already many School Buses use this corner due to close proximity of high school
- B.) Possibility of future "Parade of Homes" site.
 - 1.) Traffic increases and road conditions degrade
 - 2.) Safety issues arise
 - 3.) Noise, air & light pollution
- C.) Water drainage
 - 1.) Mosquito control on stagnant water issues
- D.) Inadequate Notice of public hearing gives public less time to prepare for hearing and not enough time to schedule appearance at hearing (please excuse my absence due to this)
 - 1.) Received with less than a week prior to hearing
 - 2.) Contained an incorrect tax parcel ID #
 - 3.) Corrected notice received only 1 business day before hearing

Please give these issues deserved consideration for the well being of our neighborhood and town.

With there being no comments from the public, Member Gilbert made a motion seconded by Member LeRoy and carried unanimously to close the Public Hearing at 8:08pm.

The Board tabled the Application until the next meeting.

OTHER BUSINESS

Allen Olmstead spoke about what he wanted to do with the property located on Quarry Road and Farley Lane. It is a 45 acre parcel.

Conversation ensued regarding the 2 lots.

The Board collectively decided that the Division of Land/Lot Line Adjustment could be done administratively and that this Board would take no further action.

With there being no further business, Member Gilbert made a motion, seconded by Member Lupia and carried unanimously to adjourn the Regular Meeting at 8:30 pm.

Respectfully submitted,
Lisa Beeman, Clerk