

**TOWN OF MANLIUS
PLANNING BOARD MINUTES
March 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: Fred Gilbert, Ann Kelly, Joseph Lupia, and Mike LeRoy. Also present were Attorney Timothy Frateschi and Town Engineer Douglas Miller.

Also, Present: Ellen McGrew, Tim Ahrens, Gary Billy, Kasey Smith, Patty & Robb Carey, Jerry Laffer, Frederick Kraus, Neil Ondrako, Lois Schroeder, Peter & Patricia Stegemann.

Absent: Members Crossett and Neuhauser

The Pledge of Allegiance was recited.

Minutes

Member Kelly made a motion, seconded by Member LeRoy and carried unanimously to approve the minutes of March 13, 2017.

Eagleview Development, 7519 Morgan Road, Liverpool, NY 13090
Subdivision 16 lots – Reserve at Bishop Brook, E. Seneca Tnpk & Hyde Rd.
Manlius NY 13104 Tax Map # 115.-05-07.3

Attorney Frateschi gave background for the 16-lot subdivision "Reserve at Bishop Brook". Attorney Frateschi stated this subdivision plan was approved in 2006; this Planning Board should decide if they are comfortable with the 2006 decision to approve the preliminary plan. Based on the public hearing and an informal meeting the Board had with the neighbors there are 3 main issues of concern that the Board has been reviewing.

1. Stormwater pollution plan and whether there have been significant changes in the state regulations and if the plan put in place in 2006 is still operative.
2. Endanger species: Indiana bat, another bat and snake
3. If trees could be removed between April 1st and October 31th without any approvals from the NYS Department of Environmental Conservation.
4. The final main issue was the trees the approval that was granted in 2006 that set aside open land with trees that would not be disturbed and how the Town would enforce this.

The Town received 2 letters from the applicants engineer dated March 8 & March 24, 2017 that addressed the concerns from the public hearing and the informal meeting. Blasting: Impact of blasting on the neighborhoods, is blasting the proper way to remove rock and if another way could be used.

Attorney Frateschi and Engineer Miller responded to the concerns as stated above.

1. The contractor explained how blasting is done at the informal meeting, which includes matts over the blasting site to muffle the noise of the blasting and a pre-

&-post survey of the homes. Any blasting will require a license from the appropriate governmental entities.

2. The SWPPP from 2006 is up to date per the NYS and has been renewed every year.
3. Contractor cannot take trees down from April 1st to October 31st. There must be a plan approved by the DEC before any trees can be taken down between the dates stated.
4. In the forever wild areas trees should not be taken down unless they are the sick and/or fallen or the subdivision plan indicates so.
5. The Board needs to decide based on the engineer's letter March 24, 2017 if blasting makes sense here. Or the other option of "hoe ramming" which would take months compared to days for blasting.

Member Lupia stated that the residents should be able to enjoy the quite without the reverberations of blasting. Member Lupia asked what would blasting sound or feel like to the residents. Town Engineer Miller explained that if they do decide blasting is needed, they are required to do a pre-&-post blasting assessment by a licensed blaster. A professional geologist check the type of stone and formation of the rock and the charges are set based on the report. It was stated that the blasting would not be any closer than 250/300 feet from homes in the area. The blast is more like a swoosh sound than an explosion.

Member Kelly asked if blasting would have any impact on wells in the area. Engineer Miller stated he would have to check with the applicant.

Member LeRoy asked how long blasting would take in comparison to hole ramming. Attorney Frateschi answered they were told that blasting might take weeks – hole ramming would take months and based on the description of the contractor could be more detrimental to the environment. Attorney Frateschi stated that blasting was done in few subdivisions in the Town.

Member Lupia asked if the neighbors are notified when the blasting will take place. Attorney Frateschi and Chairman Moliski answered yes, they would be notified.

Attorney Frateschi stated he is sure that the people that are responsible for the blasting have guidelines they must follow as they must be licensed by the Federal & State Government.

Member Lupia stated that at the public hearing the Board heard from a number of residents' that the land in question would be forever wild and they did not want any further building and are not in favor of the walkways in the project and do not want the drainage ponds. Member Lupia said he does understand and respect the concerns of the neighbors. However, Member Lupia stated he didn't see anything that would be detrimental to the current residents and he is not seeing any new reasons to overturn the approval that was issued in 2016.

Member Kelly agreed with Member Lupia.

Member LeRoy stated the project should go ahead because there are no new aspects to the plan

Chairman Moliski asked Attorney Frateschi to draw up a resolution with the points that were discussed at this meeting, approving the plan for "Reserve at Bishop Brook" 16 lot subdivision.

Attorney Frateschi stated that the Board is not reapproving the 2006 preliminary subdivision but making a determination that there have not been any environment impacts between then and now that would change your mind about the negative declaration that was issued in 2006. Also that the Board is not going to withdraw the approval that was granted in 2006 for the subdivision.

Tetrattech – 1200 Scottsville Rd. Rochester, NY 14624
Site Plan – Solar Farm Array - /8507 Green Lakes Rd., East Syracuse, NY 13057
Tax Map # 082.-02-15.1

Chairman Moliski stated that the Board needed to decide if they would make a recommendation to the Town Board for a Special Permit. Chairman Moliski stating that the Board had seen the presentation and been given information on the project.

Attorney Frateschi stated the Town Board would need to determine SEQRA to see if the project would have a significant environmental impact. Board members agreed that the project should be considered by the Town.

Member Kelly made a motion, seconded by Member LeRoy and carried unanimously to make a positive recommendation to the Town Board regarding a Special Permit for the Solar Farm Array on Green Lakes Road.

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

Mr. Smith representing United Refining Company asked the Board to approve the proposed 8' retaining wall at the back of the property. Member Lupia asked what further steps they planned on taking so cars don't drive over the wall. Mr. Smith stated the wall will come 8" above the parking lot with a green space and then posts to block the 13' drop over the wall. Chairman Moliski didn't feel that would be safe enough to stop a car or a child wandering from falling over the wall.

Mr. Smith stated the company did not complete the plan so the board could send recommendations back to them. Chairman Moliski stated she would like to see something more like a rod iron fence that would look nice but be safer.

Mr. Smith was also looking for feedback about where two parking lots meet on the side of the Quick Fill next to the car wash. Mr. Smith stated there is a 3' wall that they have considered bringing forward a bit to mark the change between the lots.

The Board asked for new drawings from a street view to see the elevation change better and showing what the company decides for a barrier at the top of the retaining wall. Board members suggested grading the wall like stairs or using large limestone blocks.

The Board Members are okay with the plan for the landscaping.

Attorney Frateschi asked Mr. Smith if he is ready to set a date for a public hearing. Mr. Smith stated no, he would like time to review the changes for the retaining wall the board has requested.

Attorney Frateschi stated the board is happy with the site plan and the landscaping it's just the safety issue that United Refining needs to address.

Traditions at the Links – 5900 North Burdick St., East Syracuse, NY 13057
Site Plan Amendment – sign – 5900 N. Burdick St., East Syracuse NY 13057
Tax Map # 077.-04-04.1 & 077.-04-04.2

Attorney Frateschi stated that Traditions has a sign approval from the ZBA and they are before this board for approval of the structure holding the sign as well as for a site plan approval because there was no signed site plan on file with the Town. The new sign will be replacing the old sign and will be put in the same location as it will show on the new site plan.

Member Kelly asked if the sign would have lights. Rick answered yes, they will use the LED lights that were used for the old sign.

Chairman Moliski asked Attorney Frateschi if they could put a condition that no banners can be hung from the sign. Attorney Frateschi stated if someone puts a banner up they will be in violation of the sign ordinance because that's an additional sign without approval. Any violation of the sign code would be the responsibility of the Code Department to enforce.

Attorney Frateschi asked that for clarification the minute's state that the LED lights that exist can remain per the Board. Attorney Frateschi stated that no public hearing be held because there is no change in the location of the sign approval will be for the amended site plan.

Member Kelly made a motion, seconded by Member Lupia to approve the sign and the site plan.

Other Business

With there being no further business, Member Gilbert made a motion, seconded by Member LeRoy and carried unanimously to adjourn the Regular Meeting at 7:52pm.

Respectfully submitted,
Deborah Witzel, Acting Clerk