

**TOWN OF MANLIUS
PLANNING BOARD MINUTES
May 22, 2017**

APPROVED

The Town of Manlius Planning Board met in the Town Hall at 7:00 PM with Acting Chairman Fred Gilbert presiding and the following Members were present: Ann Kelly, Don Crossett, Joe Lupia, Mike LeRoy and Walt Neuhauser. Also present were Town Engineer Douglas Miller and Randy Capriotti, Director of Code Enforcement.

Absent: Chairman Moliski

Also Present: Ellen & Mike McGrew, Kasey Smith, Jason Cook, Melody Gorman, Roger Whelan, Don Kuhapericz, Lucy Gallery

The Pledge of Allegiance was recited.

Minutes

Member Neuhauser made a motion seconded by Member LeRoy and carried unanimously to approve the minutes of May 8, 2016

**United Refining Company of Pennsylvania, 15 Bradley St. Warren, PA 16365
PUBLIC HEARING – Kwik Fill – 7078 Manlius Center Rd., E. Syracuse NY 13057
Tax Map # 062.-04-09.1**

Kasey Smith and Jason Cook gave a brief overview of the project to the Board and to the public. They spoke about the underground tanks and that the Site Plan will also include new fencing and a retaining wall.

Member Lupia made a motion seconded by Member Crossett and carried unanimously to waive the reading of the Public Hearing notice.

Member Kelly made a motion seconded by Member Neuhauser and carried unanimously to open the Public Hearing at 7:10pm.

1. Lucy Gallery, 108 Patton Ave., East Syracuse:
 - A. Wanted to know where the current tanks are compared to where they will be. Mr. Smith replied 6-7 feet back from the current location.
 - B. She also asked what the access from Manlius Center Road will be. Mr. Smith replied that the access will be completely different. You will no longer have the wide open entrance that exists now, there will be curbing.

With there being no more comments from the public, Member Kelly made a motion seconded by Member Crossett and carried unanimously to close the Public Hearing at 7:12pm.

SEQRA has been done. At the meeting of November 14, 2016, 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 Neuhauser made a motion, seconded by Member LeRoy and carried unanimously to approve the Site Plan and the Resolution prepared by the Planning Board Attorney as proposed on the application prepared by R.W. Larson Associates, P.C., dated April 6, 2017, Project Number 15099, which include: Existing Site Conditions/Removal Plans (Sheet C101); the Site Plan (Sheet C102); Grading and Stormwater Plan(Sheet C103); Utility Plan (C104); Site Landscape Plan (C105); Site Lighting Photometrics/Pole Location Plan (Sheet C106); Site Details (C501-504); Erosion and Sediment Control Plan (C701-702); Highway Work Permit Site Plan (C801); Highway Work Permit Truck Turning & Details (C802); Highway Work Permit NYSDOT Details (C803); Floor Plan (A101); Building Elevations (A201-202) (the "Site Plan Package");

Melody Gorman, 6306 Schepp Road, Kirkville, NY 13082

Lot Line Adjustment – 6306 Schepp Road, Kirkville, NY 13082

Tax Map # 070.-01-03.2

Member Lupia recused himself and withdrew from commenting on this project due to a conflict of interest.

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.

Other Business

Engineer Miller said that at the last meeting Roger Whelan represents a group in Mallards Landing and he would like to give the Board an update on what is happening.

Roger Whelan and Don Kuhapericz (both live on Gadwall Lane) spoke about concerns with the Stormwater issues and the construction road and how they would like to see the road top soiled and seeded by the developers, Dan Barnaba and David Stringer.

Engineer Miller sent a letter Mr. Whelan stating that the Town of Manlius finds it acceptable to top soil and seed the access road along the southerly and westerly side of the wet pond.

With there being no further business, Member Kelly made a motion, seconded by Member Crossett and carried unanimously to adjourn the Regular Meeting at 7:35pm.

Respectfully submitted,
Lisa Beeman, Clerk