

**TOWN OF MANLIUS
PLANNING BOARD MINUTES
July 10, 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, and Walt Neuhauser. Also present was Town Engineer Douglas Miller.

Also Present: Ellen McGrew, Harold Jones, Phillip Barn, Meredith Perreault, Christina Caceres, and Allen Olmstead.

Absent: Member Mike LeRoy

The Pledge of Allegiance was recited.

Minutes

Member Neuhauser made a motion seconded by Member Crossett and carried unanimously to approve the minutes of June 26, 2017

Adam Anderson & Eve DeRosa – 7805 Clearwater Circle, Manlius, NY 13104
Public Hearing - 2 Lot Subdivision end of Quarry Rd. & Farley Ln.
Tax Map # 110.-03-13.1

Allen Olmstead gave a brief overview of the project.

Attorney Frateschi reminded the Board that this application was before them about a month ago for a Zone change recommendation to the Town Board from R4-R1 to RA. The Town Board granted the Zone Change. The Zone change is contingent on Lot 2 being held as Forever Wild and Lot 1 being a buildable lot.

Attorney Frateschi stated that there were 2 main concerns that came from the Public Hearing held by the Town Board were:

1. That this land (Lot 2) is going to be given to the Land Trust and they are going to construct a parking lot.
2. Going from R4 to RA, for Lot 2 and making sure there will be no further development.

Acting Chairman Gilbert asked Meredith Perreault, CNY Land Trust, if in the future the Lot can be developed with trails and improvements like a parking lot?

Ms. Perreault said that there are existing trails on the land now. They are not actively developing trails. It is usually the neighbors in the area that want and help maintain the trails. She stated that the nature preserves are open dawn until dusk for quiet recreational use. It is for nature studying, photography, no hunting or dirt bikes are allowed, the land is mainly used for quiet activities.

Member Kelly asked if the Land Trust ever sells any of their parcels. Ms. Perreault said that it is rare for them to sell any of the land they acquire.

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

Member Kelly made a motion seconded by Member Crossett and carried unanimously to open the Public Hearing at 7:14pm.

1. Ellen McGrew – Asked when she can walk the trails to see what the land is like. Ms. Perreault said probably as soon as the sale of the land goes through.
2. Harold Jones – 4819 Sweet Rd. – stated that he is the person providing the funding to the land trust for this property.
 1. He said that the trails have already been established and that there is no need to contemplate any new trails.
 2. Kevin Goich has taken care of the trails in the past and that when the property becomes part of the land trust he has expressed his interest in being the steward to maintain the trails.
 3. As for a parking lot, he hopes the land remains in its natural state and there is no contemplation of a parking lot.

With there being no more comments from the public, Member Kelly made a motion seconded by Member Neuhauser and carried unanimously to close the Public Hearing at 7:20pm.

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

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 Kelly and carried unanimously to issue Negative Declaration under SEQR and to authorize the Chairman to sign the short EAF.

Member Neuhauser made a motion, seconded by Member Kelly and carried unanimously to approve the Preliminary Subdivision – Division of Land Final Map Resubdivision of Lot 2, Kevin Goich Subdivision & Tax Parcel 110.-04-16 into Lots 1 & 2, CNY Land Trust Subdivision; Pt of Lot 97 – Town of Manlius Onondaga County, NY as proposed on the application prepared by D.W. Hanning L.S., P.C., dated June 28, 2013.

Member Neuhauser made a motion, seconded by Member Crossett and carried unanimously to waive holding a Public Hearing for the Final Subdivision Map.

Member Kelly made a motion, seconded by Member Crossett and carried unanimously to approve the Final Subdivision map with the following conditions:

1. Any future amenities, including but not limited to a parking lot, on Lot 2 (the lot

that is designated Forever Wild) be subject to a Site Plan review and approval by the Town of Manlius Planning Board.

2. The Chairman will not sign the Final Map until the Applicant provides the Town Attorney with acceptable covenants on behalf of the Town of Manlius that states that Lot 2 will stay in its natural forever wild state, that there will be no further subdivision and/or development on Lot 2, and that the uses will be limited to nature studying, photography, and other uses consistent and customary for the conservation of the land, plants and animals on Lot 2. .

Kassis Superior Sign – 6699 Old Thompson Rd., Syracuse, NY 13211
Site Plan for a Sign – Romano Sign- 7012 Manlius Center Rd., E. Syr 13057
Tax Map # 062.-04-04.0

Christina Caceres from Kassis Superior Signs was there representing Romano Motors. The property on Manlius Center Road is a vacant lot and they want to put a temporary sign on the vacant lot.

Acting Chairman Gilbert is concerned that the sign is too big and looks like a billboard.

Attorney Frateschi said that the sign is not allowed on a vacant lot without a structure. Without a building, the sign is a billboard. There has to be a primary structure.

Member Lupia is concerned about the safety of the public, there is an overload of information on the sign.

The Planning Board determined that this is not an allowed use under the Town Code.

Other Business

1. Graystone Construction Management Services - 7100 Collamer Rd. – Solar Array - Set Date for Public Hearing for a 10 acre Solar Array.

Member Lupia made a motion seconded by Member Kelly and carried unanimously to hold a Public hearing on July 24th at approximately 7:05pm.

With there being no further business, Member Neuhauser made a motion, seconded by Member Lupia and carried unanimously to adjourn the Regular Meeting at 7:42pm.

Respectfully submitted,
Lisa Beeman, Clerk