

**TOWN OF MANLIUS
PLANNING BOARD MINUTES
August 14, 2017**

APPROVED

The Town of Manlius Planning Board met in the Town Hall at 7:00 PM with Chairman Joseph Lupia presiding and the following Members were present: Fred Gilbert, Ann Kelly, Don Crossett, Mike LeRoy, and Walt Neuhauser. Also present was Code Enforcement Officer Randy Capriotti, Planning Board Attorney Joseph Frateschi.

Also, Present: Mike & Ellen McGrew, Jodi Hunt, Pam Sullivan, Ray & Cynthia Mann, Bill Camperlino, Allen Olmstead.

The Pledge of Allegiance was recited.

Minutes

Member Neuhauser made a motion seconded by Member LeRoy and carried unanimously to approve the minutes of July 24, 2017.

Raymond Mann, 609 Oneida St., Chittenango, NY 13037

Division of Land – Pierson Road, Fayetteville, NY 13066

Tax Map # 082.-01-35.1

Mr. Mann stated that he is trying to sell his farm to New York State. The State would like the cell tower company to write a new lease, the cell tower company said no. The State said take the cell tower off of the land.

Chairman Lupia said that the Board is in receipt of the map provided by Mr. Mann. He said unfortunately the map provided does not meet the requirements of a proper subdivision map. Chairman Lupia asked if the Applicant was going to be able to provide a map that gave more detail. Mr. Mann said yes. Chairman Lupia then asked if the applicant could have written on the map that the subdivided lot before the Board to contain the cell tower be a non-buildable lot. The map should reflect that the lot is not a buildable lot.

Chairman Lupia asked what the acreage was back to the cell tower. Mr. Mann said about 2.03 acres.

Chairman Lupia stated that the Board can go forward with the request but the Board needs a sufficient subdivision map. He stated that the Applicants' surveyor, Forest Seguin, should be able to put together the Subdivision map.

Code Officer Randy Capriotti stated that the Applicant should certify to the Planning Board that he sent notices to the adjoining neighbors (within 500') stating that the subdivision will be going forward and that there will be a Public Hearing regarding the matter.

William Camperlino, 1208 James St., Syracuse, NY 13203

2-Lot Subdivision – Sweet Rd. – East side of Sweet Rd; North of NYS Rte. 173

Tax Map # 108.-02-18.0

Mr. Camperlino stated that he would like to subdivide the acreage into 2 lots, one being

67.66 acres and the other lot being 19.46 acres.

Chairman Lupia said to the applicant, it is a total of 60 acres that you are interested in selling, where is the remaining 40 plus acres coming from? Mr. Camperlino produced a map for the Board pertaining to the remaining parcels. He explained to the Board what the colored parcels on the map represent.

Code Enforcement Officer Capriotti asked Mr. Camperlino to show the Board what the property looks like right now and what it will look like after the subdivision. Code Officer Capriotti stated that out of the 4 parcels that Mr. Camperlino owns, he would like to make 2 lots. Mr. Camperlino agreed.

Member Kelly asked if the village parcel was landlocked. Mr. Camperlino said no, you have access on Glenclyffe.

Chairman Lupia asked Mr. Camperlino if he had given any thought to the parking situation in regards to the public access to this property. Mr. Camperlino said that the piece is private property and asked why you would have to provide parking for the public. Mr. Camperlino asked, Allen Olmstead, the broker for the project to speak. Mr. Olmstead said all they are doing is trying to subdivide one parcel into 2 pieces and that the parking issues should be a moot issue because it will eventually be adjoined to the other lot and they should make it a condition of the division.

Chairman Lupia said that so there is no ambiguity at a later time that there be verbage on the Final plans stating that the protective covenants pertaining to this land that have been recorded with the Onondaga County Clerks' office in November 1981 all apply. The Planning Board wants no ambiguity that the protective covenants will all still continue to apply after the subdivision is recorded.

Mr. Camperlino said that he has no problem with that as long it doesn't cause an issue with the title company.

Member Gilbert asked if Mr. Camperlino could get the 500' neighbor notices out before next meeting. Mr. Camperlino said yes.

Attorney Frateschi stated that he would like to see, instead of the book and page number referenced on the subdivision map, that Lots 1 and 2 are non-buildable lots. Mr. Camperlino and Mr. Olmstead said that they don't think that that is necessarily true. Attorney Frateschi said that the actual restrictions are pretty clear about that. Mr. Camperlino said that we should refer to the wording of the restricted covenant. Chairman Lupia said that Lot 1 and Lot 2 are both part of the Subdivision so both of the lots are protected by the protected covenants. Mr. Camperlino said that there is a mortgage and he doesn't know if it will jeopardize that. Mr. Lupia advised him to refer to his legal counsel about that.

Chairman Lupia said that the Board will need proof that the 500' letters have been sent out.

Member Gilbert made a motion, seconded by Member Crossett and carried

unanimously to hold a Public Hearing for the 2-Lot Subdivision on August 28, 2017 at approximately 7:05pm.

Other Business

**1. Tetrattech –Set Date for Public Hearing – Solar Farm Array – 8507
Green Lakes Road, Manlius, NY 13104
Tax Map # 082.-02-15.1**

Jodi Hunt from Tetra Tech stated that she had received a Special Permit from the Town Board at their last meeting for a period of 7 years. She asked for the Planning Board to schedule a Public Hearing for the approval of the Site Plan.

Member Kelly made a motion, seconded by Member LeRoy and carried unanimously to hold a Public Hearing on August 28, 2017 at approximately 7:10pm.

**2. Verizon Wireless – Recommendation to Town Board for a Special
Permit for a Micro-Cell Tower at Eagle Hill Middle School.**

Conversation ensued as to why this application (and the following application for Wellwood Elementary School) was in front of the Planning Board.

Member Kelly made a motion, seconded by Member Crossett and carried unanimously to make a positive recommendation to the Town Board regarding a Special Permit for the Micro-Cell Tower at Eagle Hill Middle School. Tax Map # 114.-01-08.0.

The Board decided that the Site Plan was a very minimal change to the school and that a Public Hearing wasn't necessary.

Member Kelly made a motion, seconded by Member Gilbert and carried unanimously to approve the Site Plan as presented by Verizon Wireless; dated February 2017 Prepared by Eric Kenna, Engineer; Project # F42.001.012; General, G-001 – Title Sheet; Site Plan, SP-100 – Property Plan; SP-101 – 500' Property Owners List; Civil, C-100- Overall Site Plan; C-101- Equipment Layout; C-102-Antenna Layout Plan; C-201- Building Elevation; C-501- Equipment Details; C-502- Details; C-503- Fence Details; C-504-Sinage Details all dated 7-21-17.

This approval is contingent upon Town Board Approval of the Special Permit.

**3. Verizon Wireless – Recommendation to the Town Board for a Special
Permit for a Micro-Cell Tower at Wellwood Elementary School.**

Member Crossett 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 Micro-Cell Tower at Wellwood Elementary School. Tax Map # 094.-03-19.0.

The Board decided that the Site Plan was a very minimal change to the school and that a Public Hearing wasn't necessary.

Member Kelly made a motion, seconded by Member Gilbert and carried unanimously to approve the Site Plan as presented by Verizon Wireless; dated February 25, 2017 Prepared by Erdman Anthony, Engineer; Project # 19490.87; LE-1 Title Sheet; LE-2 Property Plan; LE-3 Site Plans; Le-4 Site Plans; LE-5 Elevation.

This approval is contingent upon Town Board Approval of the Special Permit.

With there being no further business, Member Gilbert made a motion, seconded by Member Neuhauser and carried unanimously to adjourn the Regular Meeting at 7:51pm.

Respectfully submitted,
Lisa Beeman, Clerk