

**TOWN OF MANLIUS
PLANNING BOARD MINUTES
September 25, 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, Walt Neuhauser and Mike LeRoy. Also present was Planning Board Attorney Timothy Frateschi and Town Engineer Douglas Miller.

Also Present: Mike & Ellen McGrew, Raymond & Cynthia Mann, Frank Rydelek?, Robert B. Winter, Scott Freeman, Brad Jacoler?, Tom Douglas, Mary Currell, Cathy Kousmanidis, Sue Oliver, Maureen Clark, Ron & Carol Ramsden, Chuck White, Sue & Doug Burns, Francis McBride, W, Wilson, Karen McDonald, Amy Straud Dunlavey, Betty?, Francis Straub, Danielle Conway, Sean Egan, Donna?, Maria Aliliando, Jeannette?, Mark?, Steven Blatt, Walter & Elizabeth?, Marlene?, Eileen & John Krell, Howard Hollander.

The Pledge of Allegiance was recited.

Minutes

Attorney Frateschi stated that he spoke with the Attorney for the 2-Lot Subdivision (Mr. Camperlino's property) who provided him with the deed that incorporates everything that the Planning Board has requested.

Member Kelly made a motion seconded by Member Neuhauser and carried unanimously to approve the minutes of September 11, 2017.

Raymond Mann – 609 Oneida St., Chittenango, NY 13037
Public Hearing – Division of Land – Pierson Rd., Fayetteville, 13066
Tax Map # 082.-01-35.1

Member Gilbert made a motion, seconded by Member LeRoy 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 Kelly made a motion, seconded by Member Crossett and carried unanimously to issue a Negative Declaration under SEQR and authorized the Chairman to sign the short form EAF.

Member Gilbert made a motion, seconded by Member LeRoy and carried unanimously to waive the reading of the Public Hearing notice.

Member Neuhauser made a motion seconded by Member LeRoy 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 Crossett and carried unanimously to close the Public Hearing at 7:06pm.

Member Kelly made a motion, seconded by Member LeRoy and carried unanimously to approve the Preliminary Subdivision Map; prepared by SeGuin Land Surveying, P.L.L.C.; Mann Family Farm Subdivision; dated August 31, 2017; Project # 16199A.

Member Gilbert made a motion seconded by Member Neuhauser and carried unanimously to waive the Public Hearing for the Final Subdivision map.

Member Kelly made a motion, seconded by Member LeRoy and carried unanimously to approve the Final Subdivision Map with the map being re-dated for tonight's meeting.

Hoag Road Development, 201 Solar Street, Syracuse, New York 13204
Site Plan – 25- Lot Subdivision – 5290-5320 Hoag Lane, Fayetteville, NY 13066
Tax Map # 104.-01-39.2

Chairman Lupia explained to the audience that the Board has just received this application and that it is in its very early stages. He informed them that tonight is not a Public Hearing and that there would be one in the future if the application progresses.

Scott Freeman spoke on behalf of the Developer, Tom Douglas. Mr. Freeman stated that this is the very beginning of this project. He said that the existing parcel is approximately 30 acres currently Zoned RA with 1 residence on it. Per Town Code they can subdivide and work within the RA Zoning code. The application is proposing 25 lots based on a 40,000 square feet or greater lot size with the average being a little over 40,000 square feet. One lot will be for the existing residence the other 24 will be new lots.

Mr. Freeman stated that the applicant is requesting a cluster development of the 25 lots. To the greatest extent possible, the applicant is planning on leaving the trees as an extension of the neighborhood. They will leave the buffer in the back.

Mr. Freeman said that the 3 main issues are providing sanitary sewer, water and stormwater retention. He doesn't have all the answers now, but will soon. They will work with OCWA. They may have to put in a pump system for the water. They will provide a SWPPP. The lot size is based on having public sewer for the development.

Chairman Lupia asked Town Engineer Miller if he had had a chance to go over the calculations on the project yet. Engineer Miller said that he has met with the applicant on a couple occasions and they haven't gotten into the details yet.

Attorney Frateschi explained under conventional zoning the applicant has to show this Board and the Engineer, through a Surveyor, how many lots he can get on the site, meaning 40,000 square foot lots with 100 feet of road frontage. So, he has presented a plan that shows he can get 25 conventional lots in 25 acres. He has also come up with a cluster plan based on the R3 zone which is a small lot zoning. A Surveyor will then have to prove to this Board and the Engineer that he can actually get 25 buildable lots on this 25-acre parcel.

Next would be the details of the Storm Water Pollution Prevention Plan. How will the water be retained on the site? Then they will have to provide proof of no flora or fauna or endangered species on the property. Traffic and drainage will also be addressed. All of this will go into the SEQRA review the Planning Board will undertake.

Both Chairman Lupia and Attorney Frateschi advised the audience that this is not a public hearing and that they are more than welcome to submit any comments in writing to the Board.

Other Business

With there being no further business, Member Gilbert made a motion, seconded by Member Crossett and carried unanimously to adjourn the Regular Meeting at 7:38pm.

Respectfully submitted,
Lisa Beeman, Clerk