

**TOWN OF MANLIUS  
PLANNING BOARD MINUTES  
October 23, 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: 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, Tom Oot, Allen Olmstead

Absent: Member Gilbert

The Pledge of Allegiance was recited.

**Minutes**

Member Kelly made a motion seconded by Member LeRoy and carried unanimously to approve the minutes of September 25, 2017.

**Oot Brothers, 5912 N. Burdick Street, E. Syracuse, NY 13057**

**Final Approval – Re-Phasing- Phase 5-to Phases 5 & 6 - Megnin Farms  
Subdivision – NYS Route 5**

**Tax Map #**

Tom Oot was there and explained to the Board that he would like to Re-phase the last 19 lots in Megnin Farms into 2 phases, 5 and 6. Phase 5 will comprise of 6 Lots and Phase 6 will comprise of 13 Lots. He stated that the lots will stay the same sizes as originally proposed.

Member Kelly made a motion, seconded by Member Crossett and carried unanimously to waive a Public Hearing.

Member Kelly made a motion, seconded by Member Neuhauser and carried unanimously to approve the Re-Phasing of Megnin Farms from Phase 5 to Phases 5 & 6. Map prepared by SeGuin Land Surveying, P.L.L.C., Megnin Farms at Poolsbrooke, dated 02-06-14 with a revision date of 09-16-17, Project # 14023.

**Other Business**

Attorney Frateschi told the Board that he had recently been in contact with Mr. & Mrs. Penizotto (Shining Stars) regarding the house and the existing Daycare on the property on Enders Road. The Penizotto's would like to keep the existing house up until the existing Daycare is taken down, Mr. Penizotto stated that it would save them money in the long run to demo the house and daycare center together. Attorney Frateschi reminded the Board that the house is supposed to be down by November 1.

Attorney Frateschi said that he is ok with the arrangement under a couple of conditions:

1. The Developer provides an estimate cost for both the home and the daycare for the demolition to the Town.

2. The Developer places a deposit into an escrow account for that amount.
3. That there be an agreement in place with the Town that states that the Town can use the money in escrow to tear down the house if the Developer doesn't do it within the new time limit.
4. The new time limit on the demolition will be 90 days from the time the Temporary Certificate of Occupancy is issued instead of the original 180 days.

Chairman Lupia asked Engineer Miller what his thoughts were. Engineer Miller stated that he has spoken with Director of Code Enforcement Capriotti and Attorney Frateschi at length and they agree that the solution is appropriate, and they are all comfortable with it.

With there being no further business, Member Neuhauser made a motion, seconded by Member LeRoy and carried unanimously to adjourn the Regular Meeting at 7:13pm.

Respectfully submitted,  
Lisa Beeman, Clerk