TOWN OF MANLIUS
PLANNING BOARD MINUTES
December 11, 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 Doug Miller.

Also, Present: Mike & Ellen McGrew, Paul Curtin, John & Stella Penizotto, Sue Oliver, Bob Abbott, Nick Saturno, Chuck White, Eileen Krell, Chelsea Fuller, Rob Winter, David Britton, Rodney Thomas, Cathy Kousmanidis, Bill Camperlino, Kathleen & Sean Egan, Jackie Ayres, Phil Britton, Rudy Zona

The Pledge of Allegiance was recited.

Minutes
Member Kelly made a motion seconded by Member Neuhauser and carried unanimously to approve the minutes of October 23, 2017. Member Gilbert abstained.

Shining Stars Daycare Center, 4595 Enders Road, Manlius, NY 13104
Amended Site Plan – Shining Stars Daycare, 4595 Enders Rd. Manlius, NY 13104
Tax Map # 114.-01-31.0
Attorney Paul Curtin stated that they would like the former day care building on Lot 1 to remain as is. There is some interest in leasing the former day care building and they want to pursue this possibility Until there is a use acceptable to the Board, it will remain vacant.

Greg Sgromo, Engineer, explained that the Site Plan in front of the Board shows the existing structure as it is today, the potential configuration of the parking lot, drainage and future access to the property. The parking lot is in a different position than the original lot and it meets code. Drainage is shown along the sides and front of the building which is consistent with the DEC regulations. The drainage has not been fully designed, but they took in the parameters in account as the previous site. The purpose of showing this Site Plan is not for approval but to show the Board that it is possible to meet all Code requirements if the former day care building is not demolished.

Mr. Curtin stated that there will be no use of the property until the Planning Board has gotten a full look at the Site Plan. Mr. Curtin also stated that the existing house on Lot 1 will be demolished, as the Planning Board's resolution requires, within the next several weeks.

Chairman Lupia said that the Board's previous resolutions relating to the new day care site plan and subdivision approvals required both the house and the former day care building to be demolished. That's why a SWPPP wasn't done for Lot 1. Doesn't the SWPPP for the new day care have to be updated to take into account the impervious ground from the former day care center and the parking lot?

Member Kelly said that she is not in favor of the new plan to keep the building up. She

said demolition was a condition of the new day care site plan and subdivision and the building is an eyesore and it is unattractive.

Member Neuhauser is concerned about the vacancy of the former day care building. The Board doesn't know how long this building will stay vacant and that is a big concern.

Chairman Lupia asked if there is/was a problem with the roof of the former day care building because there was a tarp over it at one point. Mr. Penizotto said that the roof problem has been fixed.

Mr. Penizotto said that they aren't going to let the building deteriorate. They have to be able to walk potential buyers/leasers through it and they will be keeping the heat on, so the pipes don't freeze this winter.

Member Crossett asked how strong is the interest in the building? Mr. Curtin said strong enough to be in front of you this evening. The interest is of for professional office space.

Member Crossett asked about what kind of interest they had in renting the gym? Mr. Penizotto said good interest, the F-M school district is using it. Member Crossett also asked if he there has been enough interest to attract business to have people come and watch these people do there thing? Mr. Penizotto said absolutely not. Member Crossett asked if he anticipated that? Mr. Penizotto said that is not what it was designed for. Member Crossett said that the ad in the paper is pretty broad, looking for tenants to come and use the gym. Member Crossett said it seems we are getting into a lot of different uses for this property.

Member Neuhauser again stated that he is uncomfortable leaving the building vacant.

Member Gilbert said that he is concerned about the buildings appearance since it is the entrance to the Village of Manlius. It would be nice to spruce it up a bit.

Member LeRoy asked if there was any timeline. Mr. Curtin said he couldn't say.

Attorney Frateschi told the Board that there is an agreement in place that the applicant will, as a condition of the Site Plan and subdivision approval for the new daycare center, will take both buildings down with in 90 days of the issuance of the Certificate of Occupancy (C/O). That is the agreement the Town has in place as of this meeting. The house on the site has to come down because right now there are 2 primary structures on 1 lot and that is in violation with Town Code. Keeping the existing daycare up would not be in violation, but it would be in violations of the conditions of the new daycare center. Ultimately the concern is the maintenance of the building. We can work together to find a way to bring the building up to acceptability rather than take it down. Those are things that can be talked about if the Board felt that because of the applicants request and the interest in the building that it wants to change the requirement to demolish the buildings.

Chairman Lupia said that we have adequate security and an agreement in place so that

this is something that does not need to be determined tonight. We can have an opportunity to think about this and have a more detailed discussion.

Member Gilbert asked if a Certificate of Occupancy had been issued. Yes, the C/O was issued on November 29, 2017.

Member Gilbert stated that he shared concern with Members Kelly and Neuhauser about the state of the building.

Attorney Frateschi suggested meeting with Attorney Curtin, Greg Sgromo and Town Engineer Doug Miller to talk about some type of maintenance plan for the building. Member Kelly made a motion seconded by Member Neuhauser and carried unanimously to table the discussion until the January 8, 2018 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

Rudy Zona, RZ Engineering, was there representing the applicant. Mr. Zona stated that they have made progress since the last meeting. They now have a survey, the Long Form SEQR, a traffic study and Preliminary field testing of the soils. The build plan consists of the property being on sewer. There has been a Cluster plan prepared for the 25 lots. There is also a conventional plan that shows how those 25 lots can meet existing zoning.

Member Kelly asked how big the proposed park is. Mr. Zona said a little over an acre.

Chairman Lupia asked what the intent was regarding the ownership of the park. Mr. Zona said a Home Owners Association will own the park and give permission for the community to use the park as well.

Mr. Zona said that his office went out and did a Traffic Impact Study, 3 intersections, Shiraz, Dawley and Churchill. The study shows there will not be a significant increase in as a result of the proposed subdivision because Hoag Lane is a dead end.

A traffic study was given to Clerk Beeman at the meeting for the record.

Mr. Zona said that a drainage plan is being worked on right now. They will incorporate the drainage into the SWPPP plan. The applicant anticipates that the stormwater situation will actually improve because of the regulations that will have to be followed.

Chairman Lupia reminded the audience that tonight is not a Public Hearing, just an informational meeting and there will be a public hearing in the future. Everyone will be provided with adequate notice of the Public Hearing, including the date, time and place.

Conversation ensued regarding a fence to run along Hoag to the entrance of the property.

They are coordinating with WEP and OCWA regarding sewers and water.

The following items are still outstanding and need to be submitted in order to begin the SEQRA process:

1. Additional soil testing
2. Finish the roads and sewer system profiles
3. SWPPP and the drainage
4. Coordinate with the Fire Department
5. Coordinate with OCWA
6. Coordinate with gas and electric – National Grid

Engineer Miller stated that there were a few things on the SEQR long form that was submitted that need to be addressed:

1. The water section needs to be complete;
2. Do existing sewer lines serve the project sight, the box is checked yes, and the answer is really no;
3. Traffic there was no study, it was handed in at the meeting, its incomplete on the SEQR form;
4. There are several references to parklands, the Town Board doesn't traditionally accept parklands in the Town of Manlius. Mr. Zona said he believes the intention is to dedicate it to the Homeowners.
5. 25% of the lots is 15% or greater slopes, check the code; there is a steep slope criteria. The initial build out and the cluster plan should include that as well.

Members Gilbert and Neuhauser are concerned about an emergency entrance and exit into the subdivision. As proposed, there is only one way in and out of the subdivision and that might be a problem for emergency vehicles if the entrance/exist is blocked.

Kimco Realty, 65 W. Gray Rd. Falmouth, Maine 04105
Site Plan/Subdivision – 7043 Manlius Center Road, East Syracuse, NY 13057
Tax Map # 062.-02-10.2/1

Bob Abbott, Architect, was there to represent ESW Realty, there is a purchase offer on the former Tim Horton's building in Fremont. They would like to open a Dunkin Donuts in this location. He stated that the outside of the building will remain mostly intact and some changes will be occurring inside. The drive thru will remain the same except for the Dunkin menu board. The drainage does not get touched.

Chairman Lupia and attorney Frateschi discussed cross easements and that they should be put on the subdivision plan.

Member Gilbert made a motion seconded by Member LeRoy and carried unanimously to hold a Public Hearing on January 8, 2018 at approximately 6:35pm.

Other Business

1. Chairman Lupia explained to the Board that the Town Board, starting in January, will be changing the Town Board meeting time to 6:30pm. He asked if the Planning Board would like to entertain the idea.

   Conversation ensued, and the Board unanimously agreed to move the time of the Planning Board meetings to 6:30pm starting January 8, 2018.

Member Gilbert made a motion seconded by Member LeRoy and carried unanimously to change the time of the Planning Board Meeting to 6:30pm beginning January 8, 2018.

2. William Camperlino, was under the impression that he was on the Agenda, Chairman Lupia said that it wasn't fair to the Board if he spoke because they have no paperwork in front of them regarding his project.

   Attorney Frateschi stated that he spoke to Mr. Camperlino's attorney and there is still no indication from the owner of the property that access is given to the property. Until that happens there is nothing to discuss.

With there being no further business, Member Gilbert made a motion, seconded by Member Kelly and carried unanimously to adjourn the Regular Meeting at 8:17pm.

Respectfully submitted,
Lisa Beeman, Clerk