TOWN OF MANLIUS
PLANNING BOARD MINUTES
January 8, 2018 APPROVED

The Town of Manlius Planning Board met in the Town Hall at 6:30 PM with Chairman Joseph Lupia presiding and the following Members were present: Fred Gilbert, Ann Kelly, Walt Neuhauser, Mike LeRoy and Michael McGrew. Also present was Planning Board Attorney Timothy Frateschi and Town Engineer Doug Miller.

Absent: Member Crossett

Also, Present: Ellen McGrew, Lucy Gallery, Henry & Donna McIntosh, Bob Abbott, Chris Savage, Nick Saturno

The Pledge of Allegiance was recited.

Minutes

Member Gilbert made a motion seconded by Member LeRoy and carried unanimously to approve the minutes of December 11, 2017. Member McGrew abstained.

Organizational Meeting 2018

The Town Board appointed Joseph Lupia Chairman of the Planning Board for a period of 1 year.

The Town Board appointed Ann Kelly to the Planning Board for 7-year term expiring 12 31, 2024.

The Town Board appointed Michael McGrew to a term of 2 years (filling Susan Moliski's member position) to expire December 31, 2019.

Member LeRoy made a motion, seconded by Member Neuhauser and carried unanimously to appoint Frateschi, Schiano & Germano Law Firm as Attorney for the Planning Board.

Member Gilbert made a motion, seconded by Member Kelly and carried unanimously to appoint Miller Engineering as the Planning Board Engineer.

Member Neuhauser made a motion, seconded by Member LeRoy and carried unanimously to appoint Lisa Beeman as the Planning Board Clerk.

Member LeRoy made a motion, seconded by Member McGrew and carried unanimously to approve the Planning Board 2018 Meeting Schedule, which states that the Board will meet on the 2nd and 4th Mondays of the Month at 6:30 PM and the Board approved the Application Filing Deadline Schedule.

Planning Board Meeting Schedule for 2018	
Meeting Date	**Filing Deadline**
January 8, 2018	December 29, 2017
January 22, 2018	January 12, 2018
February 12, 2018	February 2, 2018
February 26, 2018	February 16,2018
March 12, 2018	March 2, 2018
March 26, 2018	March 16, 2018
April 9, 2018	March 29, 2018
April 23, 2018	April 13, 2018
May 14, 2018	May 4, 2018
June 11, 2018	June 1, 2018
June 25, 2018	June 13, 2018
July 9, 2018	June 28, 2018
July 23, 2018	July 13, 2018
August 13, 2018	August 1, 2018
August 27, 2018	August 15, 2018
September 10, 2018	August 29, 2018
September 24, 2018	September 14, 2018
October 22, 2018	October 12, 2018
November 26, 2018	November 16, 2018
December 10, 2018	November 30, 2018

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

Member Kelly made a motion, seconded by Member Neuhauser 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, since it is using an existing building which had a business almost identical to the applicant's (formerly a Tim Horton's to a Dunkin Donuts). The EAF was filled out accordingly.

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

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

Member Gilbert made a motion, seconded by Member LeRoy and carried unanimously to open the Public Hearing at 6:39pm.

1. Lucy Gallery, Patton Ave, 13057 – Is this going to be a 24-hour store? Mr. Abbott said probably not, the hours are usually 6am to 12 midnight. The applicant may apply to Dunkin Donuts for 24-hours but that is rarely granted.

With there being no comments from the public, Member Gilbert made a motion seconded by Member Neuhauser and carried unanimously to close the Public Hearing at 6:43pm.

Attorney Frateschi stated that the Board received a referral back from Onondaga County Planning Board. (On file in the Planning and Development Office) The referral indicates that the project will not have any county-wide impact but had several comments, which the Board took under consideration (the Board did not agree that a traffic study should be done since because traffic was never an issue with Tim Horton's).

Member Gilbert made a motion, seconded by Member LeRoy and carried unanimously to approve the Preliminary Subdivision Map; prepared by Cottrell Land Surveyors, P.C.; Fremont First Subdivision; dated 10-11-17; Project # 62-2-10.2.

Discussion ensued regarding approval of the final subdivision map. The applicant indicated that the final map will be identical to the preliminary map. Attorney Frateschi asked that the final subdivision be conditioned on his review of cross easements for the newly created Lot 1 before the Chairman signs it for filing.

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

Member Kelly made a motion, seconded by Member Neuhauser and carried unanimously to approve the Final Subdivision map being re-dated for tonight's meeting with the following condition: (a) the Planning Board Attorney be provided with the cross/reciprocal easements for the newly created property; (b) the cross/reciprocal easements be identified on the subdivision map.

Member Gilbert made a motion, seconded by Member Neuhauser and carried unanimously to approve the Site Plan Map; prepared by Maxian-Horst, landscape Architects, PLLC; Dunkin Donuts; dated 11-30-17; Drawing L-1, which was part of the subdivision package submitted by the Applicant.

North Burdick Street Company, LLC. – 540 Towne Drive, Fayetteville, NY 13066
SitePlan/Subdivision – Woodlands at Limestone Lakes, N. Burdick St. Fayetteville, NY 13066
Tax Map #'s – 086.-02-02.1, 086.-02-03, 086.-02-04.1, 086.-02-05.1, 086.-02-05.3, 086.-02-06.1

Kate Johnson was representing the Applicant. Also present was Carly Hampton, the Director of Architecture at COR Development and Andy Hart, Engineer with Bergmann Associates.

Ms. Johnson stated that North Burdick Street, LLC is the contract purchaser of a 129-acre parcel on North Burdick Street. Tonight, they want to give an overview of the project. They have already presented to the Town Board and they will have to decide on a Zone change for the parcel, in which the Planning Board needs to give the Town Board a recommendation.

Attorney Frateschi told the Board that the Town Board would like feedback from the Planning Board regarding a Zone Change. The change would be from RA and some Commercial to R5, which allows apartments. The Onondaga County Planning Agency has asked the Town if they wanted to coordinate a scoping session for SEQR purposes. The Town said yes. The meeting will be held January 29 at 10:00am at Town Hall.

Ms. Hampton gave an overview of the project stating that there are plenty of amenities near the property for residents, including Town Center across the street. There are also trails in the back of the property.

Mr. Hart told the Board that there will be access to the property at 2 points, across from Medical Center Drive and that there will be a new traffic light at the entrance across from Carrabba's restaurant on N. Burdick Street. At this point, the Applicant intends that the roads will be private and not dedicated to the Town. The multi-family houses will be located to the South and the single-family homes will be located to the East. There will be 17 single family lots. There will be a pool and a playground on the parcel for families to use and they plan to use the ponds for kayaking. There are 3 main parcels, Parcel 1 is 5.06 acres, Parcel 2 is 9.97 acres, Parcel 3 is 8.43 acres. They will utilize the South pond for Storm water. They are working within the Floodway and will provide reports that will show how the construction will meet all FEMA regulations. There is a Sanitary sewer that they will be tying into. They are working with OCWA concerning water. Lighting will be low lighted LED lights. There has been a traffic study done.

Member Gilbert asked if the DEC or the Army Corp of Engineers had been contacted. Mr. Hart said yes, and the DEC has given them their model for Limestone Creek and they are studying the flood elevations. Mr. Hart also stated that they do plan on filing a CLOMR (Conditional Letter of Map Revision) with FEMA.

Member Neuhauser asked about wetlands. Mr. Hart stated that there are wetlands on the property and will not disturb them.

Member McGrew asked about the wetlands on the Fayetteville side of the property stating that there is a 100-year floodplain. Conversation ensued. He is concerned about the flooding to the Village of Fayetteville property next door. Mr. Hart said that through their analysis, they will create a lawn area that will allow for the flood water to be at a better flow to help mitigate the fill. They are also adding some other areas to help with the flooding. Conversation again ensued.

Ms. Johnson stated that the Army Corp has been out to the sight this past fall and walked the property. They have been working together and they have submitted their findings to them. They have not received anything back from them yet.

The culvert is in the Town and it is the divide between the Village of Fayetteville and the

Town of Manlius.

Member Kelly asked about the apartments. Ms. Hampton said that the smallest is a 4-unit building, then 6 units and the largest is a 10-unit building. The 1-bedroom units would be approximately 950 square feet, the 2-bedroom units would be 1200 square feet approximately and the 3-bedroom units would be 1500 square feet approximately.

Member Gilbert asked if COR would own the apartments or would they sell them. Ms. Johnson said they would own and maintain the apartment buildings and they will sell the Single-Family Homes. COR will not build the homes.

Ms. Johnson told the Board that they need the Zone change so they can take the RM and NS and rezone it to allow apartments. They would like to cluster they property, so the lots have an R-3 zoning look. They plan on keeping the trees and brush where it is along N. Burdick. There will also be an HOA created by the Applicant.

Chairman Lupia asked about the 2 unoccupied homes that currently exist on the property. The houses will be coming down along with the garage.
Chairman Lupia asked what the timetable for the project might be. Ms. Johnson said maybe summer of 2018.

The Board thanked the Applicant for the presentation. No further action will take place until after the January 29, 2018 scoping session. At that point, the involved agencies can provide their concerns to the Applicant and it can be incorporated into the DEIS.

<u>Other Business</u>

Chairman Lupia told the Board that he received a letter from Paul Curtin, Attorney for Shining Stars Daycare Center regarding the Daycare Center on Enders Rd. (*Letter on file in the Planning and Development Office*). The letter states that they would like to withdraw their application in which they presented at the previous Planning Board meeting. It also states that the buildings that are currently on the property will come down in accordance with the agreement that is already in place with the Town.

With there being no further business, Member Neuhauser made a motion, seconded by Member Gilbert and carried unanimously to adjourn the Regular Meeting at 7:44pm.

Respectfully submitted,
Lisa Beeman, Clerk