

**TOWN OF MANLIUS
PLANNING BOARD MINUTES
February 12, 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, Donald Crossett, Mike LeRoy and Michael McGrew. Also present was Planning Board Attorney Timothy Frateschi and Town Engineer Doug Miller and Director of Code Enforcement Randy Capriotti.

Absent: Member Neuhauser

Also, Present: Susan Ryan, James Ryan, Jason Cook, Howard Hollander, David Brittain, Sean Egan, Monica Browning, Chuck White, Kathy Bennett, Cathy Koumanidis, Sue Oliver, Sue and Doug, Blumin, Maureen Clark, James Horton, Ellen Predmore, Ellen McGrew, Mike Collins, Ed Zemand, Gunther Kascha, Elizabeth? Beverly Thomas, Rodney Thomas, Beth and Ronald Powell, Chelsea Fuller & Rod Ives

The Pledge of Allegiance was recited.

Minutes

Member Kelly made a motion seconded by Member LeRoy and carried unanimously to approve the minutes of January 22, 2018. Member Crossett abstained.

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

Scott Freeman and Tom Douglas were there on behalf of the applicant.

Mr. Freeman stated that they had a full survey done that includes the topography. They do not have all the boring information but one of the concerns was ground water. The land is currently zoned residential and per the current zoning and planning criteria they can fit 25 lots on this site using every square inch of the site. They have requested the Planning Board authorize Cluster Zoning. They lowered the number of lots to 24 because of the grade change and to make the lots sellable.

Storm water has been discussed at length. Per NYSDEC regulations all the increased runoff must be treated, this includes driveways and pavement. The subdivision will have 3 swales to handle the storm water. There will also be a wet pond, meaning the water does not drain. The drainage should be improved for the surrounding neighborhood since the subdivision will control water that is coming onto the site that now is uncontrolled. By retaining water on the site longer, flooding downstream should be improved.

Mr. Douglas talked about the egress for emergency vehicles. They spoke to Fayetteville Fire Chief Paul Hildreth and that maybe having an island in the entrance to the development is aesthetically pleasing and having two lanes can help the flow of traffic. Chief Hildreth had 2 concerns:

1. Code requires Fire Hydrants every 750 feet, please have them every 500

instead.

2. And make sure the turning radius works for the larger fire trucks to get in and out. There is some land outside the individual property owners boundaries and it will be owned and cared for by an HOA. They are in the process of putting the HOA agreement together.

Mr. Douglas stated that he would like to install an equestrian style/type fence from one end of the property to the other along Hoag Lane.

Chairman Lupia is concerned about a buffer on the east and west sides and that there is no way to access the "open land" from the interior unless your property borders on the property. Why were there no Easements or Right of Ways created so that the other occupants of the development can have access to the open space? Mr. Douglas said that the land is heavily thicketed so its very dense and his concern is if you allow certain people up there you may have high school kids up there partying. Its more for a wildlife buffer.

The Chairman's second concern is Lots 4-12 there is no buffer or forever wild easement behind the houses, why not? Mr. Freeman said if you look at the houses there are trees planned for back there is also a drainage swale.

Attorney Frateschi stated that it is up to the Planning Board to decide how they want the cluster development to look, whether it be with screening or with a buffer area of undisturbed vegetation and/or trees.

Mr. Freeman requested a work session with the Chairman and a couple Board members to tighten things up.

Attorney Frateschi asked where the conventional subdivision map that shows how many lots can be built. Mr. Freeman said he did not have it with him, but he did submit it. Mr. Freeman asked to explain the slope of 25% or more. Attorney Frateschi stated that under the design standards for lots you can't build within 25 feet of an existing slope of 25% or more. The conventional subdivision map should have topo and should show the road layout and conform to the design standards of the Town Code.

Member Gilbert made a motion, seconded by Member LeRoy and carried unanimously to declare the Planning Board Lead Agency for SEQR and it be an Unlisted Action.

Member Gilbert made a motion, seconded by Member Kelly and carried unanimously to hold a Public Hearing on March 26, 2018 at approximately 6:35pm.

Mark & Monica Browning, 8306 Prestwick Drive, Manlius, NY 13104
Accessory Use Permit – Same Location – Photography Studio
Tax Map # 117.-14-04

Mrs. Browning stated that she would like to open a Photography Studio in her home. She will be photographing newborn babies. Her goal is to have 8-10 per month. The driveway can comfortably hold 8 cars and the hours of operation will probably be 9am and 5pm. Each session is anywhere from 1-3 hours. There will be no sign in front of the house.

Member Kelly is not comfortable putting a business in an R-1 zone. She is not in favor of this project. Attorney Frateschi said that a professional office can be operated in R-1 with an Accessory Use Permit and in the past the Code Enforcement Officer has interpreted photography as a profession type of business.

Member Gilbert made a motion, seconded by Member Crossett and carried unanimously to declare the Planning Board Lead Agency for SEQR.

Member Gilbert made a motion, seconded by Member LeRoy and carried unanimously to hold a Public Hearing on March 12, 2018 at approximately 6:35pm.

Michael J. Collins, PO Box 668, Fayetteville, New York 13066

Site Plan - Green Lakes Country Store – 600 Sq. Ft. Country Store – 7580 Green Lakes Rd, Fayetteville, NY 13066

Tax Map # 079.-01-05.0

Mr. Collins told the Board that he wants to close the Last Detail and open a Country Store that would help serve Green Lakes. He wants to be open seasonally from April to November.

Chairman Lupia stated that in order to move forward, the Board would need a proper survey of the property that includes the Site Plan, defined parking spaces and the building itself. He said that after we receive the survey, the Board can revisit the plan and refer the project to the Onondaga County Planning Board.

Director of Code Enforcement Capriotti handed Mr. Collins a list of the items that need to be addressed regarding this project.

United Refining Company of Pennsylvania, 15 Bradley St., Warren, PA 16365

Site Plan – Kwik Fill – 7078 Manlius Center Rd., E. Syracuse, NY 13057

Tax Map # 062.-04-09.1A

Jason Cook was there to represent the applicant. Mr. Cook stated that the old canopies that are existing now have old fire suppression systems that need to be replaced. They cannot install new fire suppressions systems on the old canopies because they cannot hold the weight of the new system. They would like to demo the existing canopies that currently exist there now, get rid of the gas dispensers that are there now and install a new 24x50 canopy out front with 2 gas dispensers. They would like to upgrade the petroleum system also.

Discussion ensued regarding the previous submission of building a new store and the retaining wall. The Board also discussed the traffic issue on the property.

The Board suggested that Mr. Cook discuss the previous plan once more with decision makers at the Applicant and see if there are changes to the plan that would make it more economically feasible. The Planning Board is open to discuss changes to the Site Plan to accommodate the concerns Mr. Cook raised tonight.

The Board tabled the discussion for further input from the applicant.

Cameron General Contractors, Inc., 8040 Eiger Drive, Lincoln, NE 68516
2-Lot Subdivision – Town Center Retirement Community LLC., 3900 Medical
Center, Fayetteville, NY 13066
Tax Map # 086.-01-03.6

Rod Ives from Napieralla Consulting was there along with Kathy Bennett representing the applicant. The applicant is asking to subdivide the parcel so they can have a piece of property to sell. They did have a buyer for the property, but the deal fell through. They currently have no buyer for the property and no plans to develop it. They are creating a 7.8 acre lot which they believe will be more marketable if it is subdivided.

The neighbors have not been notified and need to be notified for the Public Hearing.

Member Crossett made a motion, seconded by Member LeRoy and carried unanimously to declare the Planning Board Lead Agency for SEQR.

Member Gilbert made a motion, seconded by Member Kelly and carried unanimously to hold a Public Hearing on March 12, 2018 at approximately 6:40pm.

Route 5 Company, LLC, 540 Towne Drive, Fayetteville, NY 13066
Subdivision – Parking lot between Key Bank and McDonalds
Tax Map # 087.-01-15.0 and 087.-01-12.4

Kate Johnson was there representing the applicant. She stated that they would like to create a new 1.58 acre lot. The lot in question is currently owned by TOPS Grocery Store and is a parking lot between Key Bank and McDonalds. COR would like to buy the lot. They do not have a tenant for the lot.

Discussion ensued regarding the parking for TOPS, McDonalds and Key Bank. If the lot is subdivided, does it take away parking from the surrounding businesses?

The Board would like the matter referred to the Onondaga County Planning Board. Attorney Johnson will revise the Site Plan to include a new parking plan to send to the County.

The Board stated that the neighbors need to be notified regarding the subdivision.

Member Kelly made a motion, seconded by Member Crossett and carried unanimously to declare the Planning Board Lead Agency for SEQR.

Member Kelly made a motion, seconded by Member Crossett and carried unanimously to hold a Public Hearing on March 12, 2018 at approximately 6:45pm.

David Stringer, Mallards Landing Assoc., LLC, Between Widgeon Path &
Aylesbury Path, Manlius, NY 13104
Final Subdivision Approval - Mallards Landing, Phase II, Section 9, 10 Lots
Tax Map # 117-02-01.1

Town Engineer, Doug Miller stated that he received a phone call from David Stringer regarding the Final Approval for Mallards Landing, Phase 2, Section 9 Subdivision map.

Engineer Miller stated that the Final Subdivision Map is in compliance with the original map and he recommends that the map be approved.

Conversation ensued regarding the map.

Member Gilbert made a motion seconded by Member Crossett and carried unanimously to waive a Public Hearing for the Final Approval.

Member Kelly made a motion, seconded by Member LeRoy and carried unanimously to approve the Final Subdivision Map – Mallards Landing, Phase 2, Section 9 – Site Plan – File Number 591.035 – Drawing Number C1.0 - Town of Manlius Onondaga County, NY as proposed on the application prepared by Dunn & Sgromo Engineers, dated June February 12, 2018.

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 8:26pm.

Respectfully submitted,
Lisa Beeman, Clerk