

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

Absent: Member Crossett

Also, Present: Ellen McGrew, Rod Ives, Barbara Henry, Henry & Susan Goldner, Alvaro Garza, Tim Butz

The Pledge of Allegiance was recited.

Minutes

Member Gilbert made a motion seconded by Member LeRoy and carried unanimously to approve the minutes of February 12, 2018. Member Neuhauser abstained.

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

Mrs. Browning called the Planning and Development office and requested that her application be withdrawn.

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

At the Planning Board meeting on February 12, 2018 the Planning Board declared itself Lead Agency for SEQR.

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

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 Neuhauser 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 open the Public Hearing at 6:40pm.

Rod Ives was there representing the Applicant. He stated again that there was a buyer

for the property and have since backed out of the deal. The Applicant is simply asking for the lot to be subdivided into 2 parcels so that it will be a more marketable parcel. In the event a specific project for the parcel becomes a reality, he realizes that there will have to be a site plan review and probably a special permit issued. For purposes of tonight, the applicant is simply requesting a subdivision of the land.

Chairman Lupia asked Mr. Ives why he thought subdividing the land would be more marketable than leaving the land in the current state. Mr. Ives said perspective buyers ask if the land is already subdivided before they buy that way its one less hurdle for a potential buyer.

1. Henry Goldner, 169 Avriel Dr. – Asked where the parking for the new facility was going to be. Mr. Ives said that he doesn't know yet because we are only talking about subdividing the land at this point. They do not have a buyer for the land and until they do that question cannot be answered.
2. Barbara Henry, 165 Avriel Dr. – She was representing the Home Owners Association and she stated that most of the questions they had were probably not applicable to this Public Hearing and she would wait to ask her questions when they had a buyer for the land with a project.
3. Tim Butz, 129 Avriel Dr. – Asked where the curb cuts were going to be. Mr. Ives again stated that they do not have a buyer for the land so he cannot answer that question. Discussion ensued regarding the property.

Chairman Lupia stated that the Board received the following email from Robert Janosky, 159 Avriel Dr.:

My objection is based upon:

1. There should be an environment assessment because of the possible multiple use
 2. What will be the noise impact to the residential units in Starview?
 3. what will be the traffic impact to the main road and all roadways
- There is no doubt by doubling the possible use there will be a multiplier effect. Without more clarity the application should be rejected and not kicked down the road I'm a recent owner ion Starview and believe the value will immediately drop

With there being no comments from the public, Member Gilbert made a motion seconded by Member LeRoy and carried unanimously to close the Public Hearing at 6:56pm.

Chairman Lupia stated that there are still a few more questions that he and the Board have regarding the project and he thinks that the matter should be tabled until April 9th. The Board agreed.

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

Attorney Kate Johnson asked that this application be postponed until further notice. She will let the Board know when the application is ready to go back on the Agenda.

Attorney Frateschi explained that at the last meeting the Board called for a Public Hearing and since the Board did not meet in between then and now to cancel the Public Hearing, it would have to be opened and continued to the next meeting.

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

Member Kelly made a motion seconded by Member LeRoy and carried unanimously to open the Public Hearing at 7:00pm.

Member Gilbert made a motion, seconded by Member McGrew and carried unanimously to adjourn the Public Hearing until April 9th.

Other Business

1. Discussion about CBRE – Eagle Hill Micro Tower – The Board had no comment
2. Chairman Lupia stated that Mike Collins of Green Lakes Country store has withdrawn his Application.
3. Director Capriotti told the Board that he received a phone call from Dave Zellar regarding a building lot on Coventry Road South. Mr. Zellar wants to build a Single-Family Home but according to the Design Standards of the Town of Manlius Code, you cannot build within 25' of an easement. Director Capriotti is asking for some relief of that water easement. He would be 2' off of the easement.

Discussion ensued regarding the easement.

Member Gilbert made a motion seconded by Member Kelly and carried unanimously to approve the relief from the Town's lot design standards from the 25' easement based on the following 4 items:

1. It's an existing water line and it does not require deep digging; it is shallow;
2. There are existing lots in the neighborhood that are of similar size that have houses on them because its an old neighborhood built out before the design standards were passed by the Town Board;
3. There are existing houses in the neighborhood that are closer to the easements than this house would be;
4. There is no other alternative to putting the house anywhere else on the lot.

With there being no further business, Member Gilbert made a motion, seconded by Member Neuhauser and carried unanimously to adjourn the Regular Meeting at 7:15pm.

Respectfully submitted,
Lisa Beeman, Clerk