

**TOWN OF MANLIUS
PLANNING BOARD MINUTES
June 11, 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, Don Crossett, Mike LeRoy and Michael McGrew. Also present was Acting Planning Board Attorney Jamie Sutphen and Town Engineer Doug Miller.

Also, Present: Ellen McGrew, Mark VanAlstyne, Mr. & Mrs. J.L. Haines, Robert Michiel.

The Pledge of Allegiance was recited.

A moment of silence was observed in remembrance of Walt Neuhauser who passed away on June 5, 2018. Walt served on the Planning Board from January 1, 2016 until April 9, 2018.

Minutes

Member McGrew made a motion seconded by Member LeRoy and carried unanimously to approve the minutes of May 14, 2018.

Mark Van Alstyne, 317 Homewood Drive, Fayetteville, NY 13066
Accessory Use Permit – 100 Washington Blvd., Fayetteville, NY 13066
Tax Map # 085.-08-11.0

Mr. Van Alstyne stated that he would like to turn a small house into a Chiropractic/Physical Therapy Office.

Chairman Lupia asked about the ramp that was added to the plan. Mr. Van Alstyne said he added the ramp because it allows them to use the existing sidewalk in more ways than one. He wanted to alleviate building the sidewalk up. It seems to be a better design.

Chairman Lupia asked about the parking being moved to the left side of the building. He asked if there is an entrance off of Washington Boulevard already. Mr. Van Alstyne said the driveway is off of Washington and it's quite wide.

Conversation ensued regarding the parking situation.

Engineer Miller recommends a Site Plan for this project. He stated the following items should be addressed on the Site Plan:

- 1) A site plan will be needed from a professional to review slopes, fill, runoff;
- 2) 34% lot coverage is shown on plan as required by code. This may need to be verified from a site plan engineer
- 3) Require topographical information to determine extent of fill so neighbor is not impacted
- 4) Applicant to locate what is under the land by way of utilities and whether they are impacted – i.e.: sewer
- 5) Materials and elevations on the ramp and steps must be shown

The Board decided to table the matter until further materials regarding the project are received.

Other Business

With there being no further business, Member Gilbert made a motion, seconded by Member LeRoy and carried unanimously to adjourn the Regular Meeting at 6:57pm.

Respectfully submitted,
Lisa Beeman, Clerk