

**TOWN OF MANLIUS
PLANNING BOARD MINUTES
August 6, 2018**

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, Michael McGrew and Town Attorney Timothy Frateschi.

Also, Present: Ellen McGrew, Mark VanAlstyne, KP Kelly, Ed Kieseaa.

The Pledge of Allegiance was recited.

Chairman Lupia explained to the board members that the special meeting was being held because he believed the August 13th meeting would be canceled because there would be no applications. However, there is an application for a site plan that came in, so the meeting of August 13 will go forward.

Chairman Lupia reviewed the application for 100 Washington Blvd. Chairman Lupia stated the Planning Board held a public hearing at the July 23, 2018 and are here to decide the site plan and sign approval.

Mark VanAlstyne, 317 Homewood Drive, Fayetteville NY 13066
Site Plan Approval – 100 Washington Blvd. – Hands on Physical Therapy
Tax Map # 085.-08-11.0

Member McGrew asked about the parking and if they would be paving over the breather for the sewer. Attorney Frateschi stated that there will be a vent in place to act as the breather as was suggested by the Planning Board and set forth in a letter from the Applicant's engineer.

Member Kelly asked about the lighting of the yard sign. Mr. VanAlstyne explained that there will be 2 lights shining up from the ground to illuminate the sign from both sides and the lights will be on a timer to shut off at 9:00 PM. Mr. VanAlstyne stated that the sign lights will only illuminate the sign and there will be no spillage into neighboring yards. Attorney Frateschi asked if the sign will be placed in line with the other signs on the street. Mr. VanAlstyne explained the placement of the sign. Attorney Frateschi advised that the location of the sign should be subject to the Department of Planning & Developments review and approval and should be in line with the other signs on the street.

SITE PLAN

Member Kelly made a motion, seconded by Member McGrew and carried unanimously to approve the Site Plan as proposed on the application as prepared by Calocerinos Engineering, PLLC, for Hands on Physical Therapy, Mark VanAlstyne, DC, PT project # 1017.004 dated June 26, 2018, titled layout plan C-101, with the following conditions: (a) that there be no light spillage from the sign; (b) that a building permit will be obtained within the next 6 months; (c) the project will be completed in 1 year of building permit date. If the project is not completed in this time frame the site plan approval will expire. It is also noted for the record that a small stormwater facility is proposed on the

site plan, which shall be constructed before a certificate of occupancy can be issued.

All in favor

Motion passed

SIGN

Member LeRoy made a motion, seconded by Member Gilbert and carried unanimously to approve the proposed sign as prepared by Allied Sign Company, dated July 25, 2018 with the condition that: (a) there will be no more than 2 up lights on either side of the sign illuminating it; and (b) and that there be no light spillage onto to neighboring properties. The placement of the sign will not be any closer to the street than the majority of the existing signs on the street and be subject to the department of Planning & Developments review and approval.

All in favor

Motion passed

Other Business

With there being no further business, Member Gilbert made a motion, seconded by Member Crossett and carried unanimously to adjourn the Special Meeting at 6:46 PM.

Respectfully submitted,
Deborah Witzel, Acting Clerk