

**TOWN OF MANLIUS  
PLANNING BOARD MINUTES  
October 22, 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, Mike McGrew and Frank Mento. Also, present was Planning Board Attorney Tim Frateschi and Town Engineer Doug Miller.

Also, Present: Ellen McGrew, Rod Ives, Rachel Rudiger and Steve Calocerinos

The Pledge of Allegiance was recited.

Chairman Lupia introduced new Planning Board Member Frank Mento.

A moment of silence was observed in remembrance of Susan Moliski who passed away on September 1, 2018. Susan served on the Planning Board as a member and Chairman from 2004 to 2017.

**Minutes**

Member Gilbert made a motion, seconded by Member LeRoy and carried unanimously to approve the minutes of August 27, 2018. Members McGrew and Mento abstained.

**Eagleview Development, 7519 Morgan Road, Liverpool, NY 13090**  
**Site Plan Amendment - Subdivision 16 Lots - Reserve at Bishop Brook, E. Seneca**  
**Tnpk & Hyde Rd., Manlius, NY 13104**  
**Tax Map # 115.-05-07.3**

Steve Calocerinos was there to represent the Applicant. Mr. Calocerinos stated that the Developer would like to change the current type of tree that was on the original Site Plan and that would serve as a buffer to the Hyde Road houses. They would like to go from Austrian Pines to Blue Spruce trees.

Conversation ensued regarding the placement of the trees and that the Board would like to see the trees staggered instead of a straight line as long as the coverage and screening is still the same.

Member Kelly made a motion, seconded by Member McGrew and carried unanimously to approve the Amended Site Plan for Eagleview Development to replace the Austrian Pines and with Blue Spruce trees all the same height, 4-6 feet. The Board authorized the Town Engineer to approval the final plan consistent with the amendment set forth above.

**Alzheimer's Special Care Center – Medical Center Dr., Fayetteville, NY 13066**  
**Recommendation to Town Board for a Special Permit Application**  
**Tax Map # 086.-01-03.7**

Rachael Rudiger from JEA Senior Living was there to speak about the project. She stated that they are proposing a 1-story, 66 bed Alzheimer's or Memory Care Facility. They own and operate the buildings, they do not sell them.

Rod Ives from Napieralla Consulting was there as the engineer for the project. There are 3 components to the project, Special Permit from the Town Board, and a Subdivision and Site Plan from the Planning Board. He stated that they will have 2 access points, one off Medical Center Drive and the other off the private road behind the building along the parking lot between Medical Center East. They will have about 31 parking spaces. Water, sewer, electric and gas lines are already there, so they will be connecting into them. Stormwater, much like the Resort Lifestyles project, will be a combination of surface and underground practices.

Member McGrew talked about a walking path. He said that this Board talked about having a walking path when the RLC project was underway and wanted to know if there was any thought given to putting in a walking path now? Mr. Ives said the because the JEA site is a specialized use it may be difficult to have a path/cross connection and safety is a concern for the public as well as the residents at JEA.

Member Mento asked about the ingress/egress point and whether any further thought was given to the development of the property across the street from the proposed JEA project concerning the driveway access. Mr. Ives indicated that entering and exiting the site across the street will be difficult because of the slopes and trying to align it at this time, not knowing where the entrance will be, is problematic. Conversation ensued regarding the curb cuts and property access.

Chairman Lupia asked about a traffic study for the project. Ms. Rudiger said that the traffic generated by the project is minimal. They have a maximum number of 45 employees and a maximum shift of 22 employees. Only about 3-4 of those work a regular 8-5 day. They are open 24 hours. The patients at the facility don't drive. There studies show that family visits to patients are minimal (once per week).

Member Gilbert made a motion, seconded by Member Kelly and carried unanimously to give a positive recommendation to the Town Board for a Special Permit for JEA Senior Living/Alzheimer's Special Care Center.

### **Other Business**

Chairman Lupia stated that the Planning Board has a scheduled meeting on December 24, 2018, Christmas Eve. He asked what the thoughts of the Board were concerning the cancellation of this meeting.

Conversation ensued regarding the meeting.

Member Kelly made a motion, seconded by Member Mento and carried unanimously to cancel the Planning Board meeting on December 24, 2018.

With there being no further business, Member Gilbert made a motion, seconded by Member Mento and carried unanimously to adjourn the Regular Meeting at 7:14pm.

Respectfully submitted,  
Lisa Beeman, Clerk