TOWN OF MANLIUS
PLANNING BOARD MINUTES
August 27, 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 and Mike LeRoy. Also present was Planning Board Attorney Jamie Sutphen and Town Engineer Doug Miller.

Also, Present: Ellen McGrew, Matt VanBeveren, Christian Hill, Eugenua Brieva, James Stewart

Absent: Member Mike McGrew

The Pledge of Allegiance was recited.

Minutes
Member Gilbert made a motion, seconded by Member LeRoy and carried unanimously to approve the minutes of July 23, 2018.

Member Kelly made a motion, seconded by Member Crossett and carried unanimously to approve the minutes of August 6, 2018.

Member Gilbert made a motion seconded by Member LeRoy and carried unanimously to approve the minutes of August 13, 2018. Chairman Lupia and Member Crossett abstained.

Gale, Gale & Hunt LLC, 7136 E. Genesee Street, Fayetteville, NY 13066
Site Plan – Add 13 Additional Parking Spaces
Tax Map # 092.-05-25.1
Christian Hill, Napierala Consulting, was there to represent the Applicant. He stated that Gale, Gale & Hunt LLC would like to add an additional 13 parking spaces to the western side of the property.

Chairman Lupia stated that SEQR had been completed at the meeting of August 13, 2018.

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

Member Kelly made a motion seconded by Member Crossett and carried unanimously to open the Public Hearing at 6:33pm.

Hearing nothing from the audience, Member Kelly made a motion seconded by Member LeRoy and carried unanimously to close the Public Hearing at 6:34pm.

Chairman Lupia stated that the Board received a response from The Onondaga County Planning Board regarding the project and they stated that the project will have no significant impact on the area.

Chairman Lupia asked how long the project will take to complete? Mr. Hill stated a couple months probably. The Planning Board asked if 90 days should suffice? He said yes.

Member LeRoy made a motion seconded by Member Crossett and carried unanimously to approve the Site Plan for Gale, Gale & Hunt LLC.; prepared by Napierala Consulting, dated August 1, 2018; Project No. 18-1697.

James Stewart, Stopen Engineers
Waiver of Lot Design Standards – 5001 Duguid Road, Manlius, NY 13104
Tax Map # 104.-02-32.4

James Stewart stated that the owner of the property Dr. Louis Mejico would like to build a house. An important architectural concept of the house requires that the house be set rather close to the top of the steep slope. It does not conform to the steep slope ordinance of the Town.

Member Gilbert asked about borings. Dr. Stewart said that Chris Kenny of Kenny Geotechnical Services did 2 borings prior to their involvement; drilled 2 borings and encountered fairly good rock at a 4-foot depth; witnessed 2 test trenches at the top throughout the house.

Engineer Miller stated that he has been speaking with Dr. Stewart regarding the project for the last couple of months. Dr. Stewart informed Engineer Miller that his knowledge of the Town of Manlius Codes indicated that he would be encroaching on the 25% slope so when they talked, they decided to submit the plans/design to the Code Enforcement Officer for his review. At which time, Dr. Stewart would have the design all together and they anticipated that because it encroached on the 25% slope, the Codes Officer would review the drawings and specifications for the house alone. After the design was submitted, Engineer Miller and Codes Officer Randy Capriotti talked to Legal Counsel and informed them that the Code was not a function of the Zoning Board of Appeals but rather the Planning Board. The technical data has been submitted to the Code Enforcement Office, Engineer Miller has looked at the data and he said that Dr. Stewart should come to the Board and explain the situation.

There will be no basement in the house. There will be a small room (24’x8’), centrally located, for the mechanical equipment in the house.

Chairman Lupia asked Dr. Stewart how far within the 25’ barrier is needed? Dr. Stewart said 15’ from the edge of the rock. They are asking for a 10’ relief.

Chairman Lupia asked Engineer Miller if after reviewing the explanation provided by Dr. Stewart does he have a concern with what the project entails? Engineer Miller said that he has worked with Jim on other projects and that he has taken all the factors into consideration and that he is comfortable with his designs.

Attorney Sutphen asked Engineer Miller if he had done an independent study on the project? Engineer Miller said no.

Member Crossett asked when they wanted to start the project? The applicant said they

would like the foundation done before winter.
Member Gilbert made a motion, seconded by Member Kelly and carried unanimously to approve the Waiver of the Lot Design Standards in terms of the steep slope; Site Plan prepared by Stopen Engineers dated 06-12-17; Engineers Report dated 04-09-18 The Code requires that a building be no closer than 25 feet to slopes of 25% or more and the waiver granted herein is to allow the construction to be 10 feet from the slope. This relief is granted with the following conditions:

1. The homeowner's Engineer has provided the technical background to support this application and the Town of Manlius assumes no responsibility for any missteps or damages that may be caused by reason of the location of foundation being so close to the slope.
2. That the Town of Manlius makes no warranties or representations whatsoever regarding this matter. In approving this variance, the Town has relied upon the geotechnical report of the applicant's expert engineer.
3. That Town's Engineer, Doug Miller has not undertaken an independent study of the project, but has reviewed and relied upon the study made by Stopen Engineering provided by the applicant, and which report appears to have utilized sound processes in its evaluation.

The timetable for completion should be September 2020.

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 7:08pm.

Respectfully submitted,
Lisa Beeman, Clerk