

**TOWN OF MANLIUS
PLANNING BOARD MINUTES
December 10, 2018**

Approved

The Town of Manlius Planning Board met in the Town Hall at 6:30 PM with Chairman Joe Lupia presiding and the following Members were present: Ann Kelly, Mike LeRoy, Mike McGrew and Frank Mento. Also, present were Town Attorney Jamie Sutphen, Town Engineer Douglas Miller.

Absent: Member Gilbert and Member Crossett

Also Present: Ellen McGrew, Nathan VanderWal, Chris Borncamp, David Brittain, Paul & Alice Massa, Chuck White, Cathy Kousmanidis, Jackie Ayres, Tom Douglas, James Horton, Tom Blair, Eileen Krell, Chelsea Fuller, Gary Slutzky, Matt Mulcahy & Bob Iodice.

The Pledge of Allegiance was recited.

Minutes

Member LeRoy made a motion seconded by Member Mento and carried unanimously to approve the minutes of November 26, 2018.

United Refining Company of Pennsylvania, 15 Bradley St. Warren, PA 16365
Amended Site Plan – Kwik Fill – 7078 Manlius Center Rd., E. Syracuse NY 13057
Tax Map # 062.-04-09.1

The applicant was not present, but was available by phone as arranged in advance, due to the distance of travel. The revised Site Plan was reviewed.

Chairman Lupia stated that the Planning Board had received comments back from the Onondaga County Planning Board. They are as follows:

1. Per the New York State Department of Transportation, any future development of the site will likely necessitate modifications to the existing driveways and sidewalk on Manlius Center Road, in order to meet Department standards.
2. The Town is advised to ensure any requirements of the New York State Department of Environmental Conservation regarding proper removal and disposal of underground storage tanks are met as a condition of municipal approval of the site plan.

Member LeRoy made a motion, seconded by Member McGrew and carried unanimously to approve the Amended Site Plan for the United Refining Company of PA with the above conditions.

Verizon Wireless, 1275 John Street, Suite 100, W. Henrietta, NY 14586
Site Plan – Microcell Tower – Enders Road ROW adjacent to 4545-4725 Enders Road,
Manlius, NY 13057
Tax Map # 114-01-08

Nate VanderWal from Nixon Peabody was present representing the Applicant. Mr. Vanderwal stated that Verizon is constantly monitoring services and figuring out where coverage and capacity is needed. The existing sites in place now cannot meet the demand on the network. National Grid will replace the existing pole and Verizon will add on to that pole.

Member Kelly made a motion, seconded by Member LeRoy and carried unanimously to declare the Planning Board Lead Agency for SEQRA.

The short form EAF was received and reviewed by the Board.

Member Kelly made a motion, seconded by Member Mento and carried unanimously to declare the matter an Unlisted Action under SEQRA for the project.

Town Engineer Miller stated that nowhere on the submitted plans does it say to remove the existing cell tower. The Applicant agreed to add to the plans to remove the old tower to install a new one.

Member Mento made a motion, seconded by Member Kelly and carried unanimously to give a positive recommendation to the Town Board for a Special Use Permit for the Site Plan for a microcell tower by Verizon Wireless with the condition of removing the existing tower and putting up a new tower and with the condition that the matter would be returned to the Planning Board for Site Plan Approval.

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

Kate Johnson, COR Development, was present. She stated that TOPS supermarket would like to subdivide the property between Key Bank and McDonalds and COR would like to buy the empty lot. They would like to divide 6.02 acres into 3 lots; 2.6 acres, 1.8 acres and 1.5 acres. Ms. Johnson showed the Board a map containing the properties and how they want to subdivide the parcels. COR would like to purchase the lot from TOPS.

Member Mento asked if something was going to be built in this location, eventually. Attorney Johnson said that yes, they would like to find a tenant to fill the location.

Member Mento asked if anyone has looked at the parking for the entire Towne Center facility and how it will impact the entire space? Attorney Johnson said she didn't think so. Member Mento asked if there was enough parking in the entire complex so if this subdivision did happen, there would still be enough parking for the other tenants? Attorney Johnson said that the calculation has been done and there are enough parking spaces.

Attorney Sutphen stated that this is the exact same application that was presented to the Board in February, therefore it is a continuation of the application. The Board declared themselves lead agency for SEQRA at the February 12, 2018 meeting.

Member Kelly made a motion, seconded by Member Mento and carried unanimously to hold a Public Hearing on January 14, 2019 at approximately 6:35pm.

Hoag Lane Development, 201 Solar Street, Syracuse, New York 13204
Site Plan - 21-Lot Subdivision – 5290-5320 Hoag Lane, Fayetteville, NY 13066
Tax Map # 104.-01-39.2

Revised draft plans have been submitted to the Board for further review.

Scott Freeman, Architect, representing the applicant, went through the 5 points that were brought up at the last meeting.

1. They have lowered the number of lots from 23 to 21.
2. They have removed the cul-de-sac, the result being 76% down to 66%, reducing the amount of disturbance.
3. The impervious areas of pavement went from 15% to 12%, reducing the amount of runoff.
4. The forever wild greenspace has been increased.
5. The amount of truck traffic has been greatly reduced. They will have to bring in stone to

make the road to Town specs.

Member Mento inquired as to the size storm events they were controlling with the pond. Mr. Freeman said the 5-10, 50-100-year storms. The full SWPPP has been submitted.

Mr. Freeman said that they looked at the comments about how they are going to take care of the drainage easements, the sanitary easements and the forever green area and they are ready to have a discussion at a later date to work out the details.

Engineer Miller asked Mr. Freeman about the cluster drawings regarding almost 11,000 cubic yards of fill. Mr. Freeman said he didn't want to speak for Joe Mueller, but some of the fill is cut fill from the basements and the topsoil he was assured that when its done it will balance. Mr. Freeman said that they can have a further discussion regarding the matter and Engineer Miller said I think we have to because it is a big discrepancy.

Attorney Sutphen asked about the setbacks and the building envelopes. Mr. Freeman said that the existing Conventional zoning for R-1, they looked at R-3 with Cluster Zoning. Various "notes" relating to set backs & other matters will be on the final plan and further reviewed.

Conversation ensued regarding the HOA. There will be various covenants that will run to the benefit of the Town. Attorney Sutphen asked the Developer to put everything in writing with respect to the HOA, covenants, easements, etc. and submit it so that she can review it.

SEQRA review will & findings will need to precede the Public Hearing and will be worked on.

Member Kelly made a motion, seconded by Member LeRoy and carried unanimously to hold a Public Hearing on January 14, 2019 at approximately 6:40pm.

Other Business

With there being no further business, Member Kelly made a motion, seconded by Member LeRoy and carried unanimously to adjourn the Regular Meeting at 7:35pm.

Respectfully submitted,
Lisa Beeman, Clerk