

**TOWN OF MANLIUS
PLANNING BOARD MINUTES
August 12, 2019**

APPROVED

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

Absent: Member Crossett

Also, Present: Ellen McGrew, Dawna Hayes, Patrick Hill, Karne Catalin, Jason Catalin, Robert Taylor, Arnold Poltenson, Elaine Denton, Don Gates, Espinozas, O'Connor, Bollinger

The Pledge of Allegiance was recited.

Minutes

Member LeRoy made a motion seconded by Member Gilbert and carried unanimously to approve the minutes of July 22, 2019. Member Kelly abstained.

Revive Syracuse Home Rescue LLC, 7189 East Genesee St., Fayetteville, NY 13066

Accessory Use Permit – Real Estate Office– 7189 East Genesee St., Fayetteville, NY 13066

Tax Map # 087.-07-48.2

Chairman Lupia stated that the Applicant has requested an adjournment of the Public Hearing. The Town Engineer has provided the Applicant and the Board information that is still needed to complete the application. In light of that an adjournment was granted to a date to be determined. When the information is supplied by the applicant, a new Public Hearing will be scheduled, the application will be republished.

COR Route 5 Company, 540 Towne Drive, Fayetteville, NY 13066

PUBLIC HEARING – 2-Lot Subdivision/Site Plan – Chase Bank – Towne Center

Tax Map # 087.-01-18

Chairman Lupia stated that at the July 22, 2019 meeting SEQR was completed and a Public Hearing was held regarding this project.

Member Mento enters the meeting at 6:32pm

Member Kelly stated that the project is a good idea and that the gazebo shall remain is a good plan. Leaving the greenspace/park is good.

Chairman Lupia said that one of the biggest complaints is that has been heard is that there are enough banks in the area and that the Board should not let another bank be

built. That is a matter of opinion and not within the purview of this Board.

Attorney Sutphen went over the prepared resolution which had been provided to the Planning Board Members in advance of the meeting with opportunity to comment. (Please see the attached resolution).

After discussion thereon, Member Kelly made a motion, seconded by Member Mento and carried unanimously to accept the attached resolution to approve the 2-Lot Subdivision, dated 06-25-19, prepared by CNY Land Surveying, File No. 19.086.

Member Mento made a motion, seconded by Member Kelly and carried unanimously to approve the Site Plan, dated 06-25-19, prepared by CNY Land Surveying, File No. 19.086.

Member Mento asked about easement rights to Lot 10B. There will be easement rights between Lots 10A and 10B. however they shouldn't be necessary because no one should be driving to Lot 10B. He also expressed that a bank is the lesser of the evils and that its a well-designed project.

Member Gilbert made a motion, seconded by Member LeRoy and carried unanimously to authorize the Chairman to sign the Final Map.

OTHER BUSINESS

Chairman Lupia stated that he and the Board should talk about Hoag Lane. The Public Hearing is still open and will continue 2 weeks from tonight.

Member Kelly asked about the consensus was from the Public Hearing.

Chairman Lupia said that there were 23 speakers and a number of issues were raised. Traffic seemed to be one of them, Hoag Lane is not designed for pedestrian traffic, it is a street "by use". A big concern was the Detention Pond, and this concerns the Chairman. He said that is concerns him because 40 feet is an extremely large volume of water.

Member Mento stated that he had 3 statements on the project: if its designed properly; if its constructed properly and if its maintained properly along with the HOA. If those 3 things happen, then it's very difficult to take a negative position.

The board collectively agreed that they are concerned about the HOA.

Member Kelly asked what happens when the HOA is no more? Does the Town take over?

Chairman Lupia asked about possibly setting up a Special District? He asked what Engineer Miller thought. Engineer Miller said that its possible, but its not consistent with what the Town has down in the past.

Engineer Miller spoke about the other SWPPP's that we have in the Town of Manlius and how they are maintained.

The Board is concerned with pedestrian traffic on Hoag Lane. Member McGrew is concerned with the HOA and how it will be maintained. He is also concerned about grinder pumps and what happens if there is a power outage.

Chairman Lupia stated that the purpose of the next Planning Board meeting on August 26 is to continue the Public Hearing in the event anyone new wanting to speak can and then should move into the SEQR process.

Conversation ensued regarding the SEQR process for this project.

Engineer Miller stated that all the comments, including the memo written from Miller Engineers, have been sent to the Applicant and to date there has been no response to date.

The Board generally agreed that the issues of 1) Proper design; 2) Proper construction; 3) Proper maintenance of drainage, etc. are key issues that must be addressed by this Board as the project moves forward.

With there being no further business, Member Gilbert made a motion, seconded by Member Mento and carried unanimously to adjourn the Regular Meeting at 7:23pm.

Respectfully submitted,
Lisa Beeman, Clerk