

**TOWN OF MANLIUS
PLANNING BOARD MINUTES
January 14, 2019**

APPROVED

The Town of Manlius Planning Board met in the Town Hall at 7:00 PM with Chairman Joseph Lupia presiding and the following Members were present: Ann Kelly, Don Crossett, Mike LeRoy, Mike McGrew and Frank Mento. Also, present were Attorney Jamie Sutphen and Town Engineer Douglas Miller.

Absent: Member Gilbert

Also Present: Ellen McGrew, Robert Michiel, Sean Egan, Rob Taylor, Sue Oliver, Pieter & Sandy Keese, David Brittain, Sharon Telhi?, Stan Kelso, Paul Massa, Tom Blair, Trevor Staniec, Chuck White, Sara Bollinger, James Horton, Matt Mulcahy, Sue & Doug Burns, Gunther Kascha.

The Pledge of Allegiance was recited.

Chairman Lupia stated that the Hoag Lane Public Hearing was cancelled for this evening. The Applicant submitted a new map to the Board; they felt that holding a Public Hearing would not be appropriate at this time. The Applicants, however, will be presenting the new plan at the meeting tonight and there will be no Public Hearing tonight.

Minutes

Member McGrew made a motion, seconded by Member Kelly and carried unanimously to approve the minutes of December 10, 2018.

Organizational Meeting 2019

The Town Board appointed Joseph Lupia Chairman of the Planning Board for a period of 1 year.

The Town Board appointed Joseph Lupia to the Planning Board for 7-year term expiring 12/31/2025.

Member LeRoy made a motion, seconded by Member McGrew and carried unanimously to appoint Baldwin, Sutphen and Frateschi Law Firm as Attorney for the Planning Board.

Member Mento made a motion, seconded by Member McGrew and carried unanimously to appoint Miller Engineering as the Planning Board Engineer.

Member LeRoy made a motion, seconded by Member Kelly and carried unanimously to appoint Lisa Beeman as the Planning Board Clerk.

Member Crossett made a motion, seconded by Member LeRoy and carried unanimously to approve the Planning Board 2019 Meeting Schedule, which states that the Board will meet on the 2nd and 4th Mondays of the Month at 6:30 PM and the Board approved the Application Filing Deadline Schedule.

Planning Board Meeting Schedule for 2019	
Meeting Date	Filing Deadline
January 14, 2019	January 4, 2019
January 28, 2019	January 18, 2019
February 11, 2019	February 1, 2019
February 25, 2019	February 14, 2019
March 11, 2019	March 1, 2019
March 25, 2019	March 15, 2019
April 8, 2019	March 29, 2019
April 22, 2019	April 12, 2019
May 13, 2019	May 3, 2019
June 10, 2019	May 31, 2019
June 24, 2019	June 14, 2019
July 8, 2019	June 28, 2019
July 22, 2019	July 12, 2019
August 12, 2019	August 1, 2019
August 26, 2019	August 14, 2019
September 9, 2019	August 28, 2019
September 23, 2019	September 13, 2019
October 28, 2019	October 18, 2019
November 25, 2019	November 15, 2019
December 9, 2019	November 26, 2019
December 23, 2019	December 13, 2019

Route 5 Company, LLC, 540 Towne Drive, Fayetteville, NY 13066
PUBLIC HEARING - Subdivision – Parking lot between Key Bank and McDonalds
Tax Map # 087.-01-15.0 and 087.-01-12.4

Kate Johnson, COR Development was at the meeting representing the Applicant.

Attorney Sutphen stated that the Planning Board declared Lead Agency for SEQR back in February 2018.

Attorney Sutphen reviewed the 11 questions in Part 2 of the EAF with the Board and the Board agreed unanimously that the action would have no, or a small impact on the environment. The EAF was filled out accordingly.

Member Kelly made a motion, seconded by Member LeRoy and carried unanimously to issue a Negative Declaration under SEQR and authorized the Chairman to sign the short form EAF.

Member Kelly made a motion seconded by Member Crossett and carried unanimously to open the Public Hearing at 6:37pm.

1. Trevor Staniec, Fayette Manor
 - a. What is going to be the use of the parcel after the subdivision?
Attorney Johnson said that they have no use for the for the parcel at the moment.
 - b. Concern regarding the Centro bus stop was made. Mr. Staniec stated that the bus stop is very well used, and he would like to see it relocated if possible.
 - c. The potential traffic load is an issue and the timing of the traffic.
 - d. Sewer easements were brought up as well.
2. Wilson Steckiewicz, Fayette Manor
 - a. Concerned about the parking spaces behind TOPS
 - b. Concerned about the speed on the road behind TOPS
 - c. Concerns about the potential for smells, sound and lighting pollution
 - d. Wetlands, animals and tree concerns
 - e. She is against the project

Chairman Lupia thanked Ms. Steckiewicz for her comments and also said that this particular project is going to have virtually no impact on most of the issues that were spoken of.

For the record the Chairman stated that the Legal Notice for the Public hearing has been published.

Member Kelly made a motion seconded by Member LeRoy and carried unanimously to close the Public Hearing at 6:53pm.

Member Kelly made a motion, seconded by Member Mento and carried unanimously to approve the Subdivision of the Parking Lot between McDonalds and Key Bank. Prepared by CNY Land Surveying; Douglas Reith, Land Surveyor; Final Plat Town Center at Fayetteville; Resubdivision of lots 4A and 4B into lots 4AA, 4BB and 15; dated November 25, 2017.

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

Attorney Tom Blair told the Board that they were back before the Board to give an update on the project. Attorney Blair told the Board that they submitted an updated plan on January 4. In the submission there is a new full Environmental Assessment Form

that has been updated to reflect the fewer number of lots count, the less permeable surface, the forever wild areas, etc. Capacity letters were also dropped off with the January 4th submission. They are still waiting for National Grid.

Attorney Blair passed out a map to the Board with some adjustments made to the forever wild areas.

Attorney Blair stated that this is now a 20-Lot subdivision with an existing home. The permeable surfaces have been greatly reduced, the green spaces have been greatly enhanced and they are trying to implement controls to make sure that the HOA is going to maintain all of the retention pond facilities, the cutting and clearing of the siltation build up and use the monies in the HOA to properly take care of it for drainage purposes.

Conversation ensued regarding the retention basin's and how much water it can hold.

Chairman Lupia said that the Board needs to see the ponds maintenance agreement; the proposed restricted covenants for the development; the updated SWPPP and a GEO Tech study on the wet pond.

Engineer Miller suggested that everything be put into the SWPPP so that it is all enforceable with the Towns SPEDES Permit.

Chairman Lupia told Attorney Blair that the Board will not be scheduling a Public Hearing until they receive all of the reports that were talked about at the meeting tonight.

OTHER BUSINESS

With there being no further business, Member Crossett made a motion, seconded by Member LeRoy and carried unanimously to adjourn the Regular Meeting at 7:39 pm.

Respectfully submitted,
Lisa Beeman, Clerk