

**TOWN OF MANLIUS
PLANNING BOARD MINUTES
June 24, 2019**

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 were Attorney Jamie Sutphen and Town Engineer Douglas Miller.

Also, Present: Ellen McGrew, Stacey Kelso, Linda Kelso, Shawn Teelir?, John McCoy, Mark Bartlett, Chelsea & Corinne Fuller, Arnold Poltenson, Scott Freeman, Chuck White, Walter & Betsy Merrain?, David Brittain?, Barbara Mihalas, Dan Shulman, Jack & Sandra?, Sue Oliver, Doug & Sue Burns, Ellen Predmore, Maureen Clare?, Paul Madden, Marlene Blumer, Chris & Sara Bollinger, Gary Slutzky, Lyndsay Burn, Rob Winter, Gunther Kascha.

The Pledge of Allegiance was recited.

Minutes

Member Kelly made a motion, seconded by Member LeRoy and carried unanimously to approve the minutes of June 10, 2019. Member Mento abstained.

Empire Management Co. 4306 E. Genesee St., Dewitt, NY 13214
PUBLIC HEARING - 2 Lot Subdivision – 8394 Salt Springs Road, Manlius, NY
13104

Tax Map # 099.-02-06.1

Mark Bartlett was present for the applicant/owner; he gave the Board a brief overview of the project. They are dividing the 1 lot into 2, keeping the barns on one parcel and the house on the other parcel.

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

Attorney Sutphen indicated for the record that the action is an unlisted action under SEQRA.

Member Mento 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 6:36pm.

With there being no comment from the public, Member Gilbert made a motion, seconded by Member Kelly and carried unanimously to close the Public Hearing at 6:37pm.

Member Mento made a motion, seconded by Member Gilbert and carried unanimously to approve the 2-Lot Subdivision, Map of Salt Springs LLC prepared by David Vredenburgh, Licensed Land Surveyor, dated 05-01-2019.

David Stringer, Mallards Landing Assoc., LLC, Between Widgeon Path & Aylesbury Path, Manlius, NY 13104
Final Subdivision Approval - Mallards Landing, Phase II, Section 9, 10 Lots
Tax Map # 117-02-01.1

Attorney Dan Shulman was present representing the Applicant, David Stringer. He briefly explained to the Board what Mr. Stringer was looking to do re: the subdivision. He was going back to a subdivision previously approved by a 2018 modification. This final map is in compliance with the Preliminary Plan.

The Planning Board had a brief discussion regarding the project and with there being no more comments, Member Gilbert made a motion seconded by Member LeRoy and carried unanimously to approve The Final Plan, Mallards Landing, Phase 2 Section 9, Prepared by D.W. Haning L.S., P.C. Final Map dated 06-24-19.

Attorney Sutphen asked that the following verbiage be placed on the final map:

This Subdivision Map supersedes Re-subdivision Map filed November 15, 2018 in the Onondaga County Clerk's Office as Map No. 12617.

Woodland Hills Subdivision (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

Attorney Tom Blair gave the Board an overview/review of the project. He stated that there is a report from Environmental Resources regarding the 745 linear feet intermittent stream on site and there is a spring (about a tenth of an acre) on the property. This is not a DEC mapped stream; it falls under the Army Corp of Engineers. He summarized the following points:

1. They have adjusted the lots to comply with the Town mandated buffers.
2. The average lot sizes have decreased 2000 square feet.
3. The GEO Tech report has been done; a report is in the binder. There is no sign of karsh topography.
4. The adjustment of the lots has increased the green space.
5. The earthwork (dirt) is not leaving the site.
6. Force mains have been reduced.
7. HOA will have DCCR's and covenants will apply.
8. There has been no ground disturbance.

The applicant is before the Board tonight to re-introduce the project with all of the intermittent water courses in place, with the shrunken lots, the enlarged green space and the lot count as it exists.

Attorney Blair asked that the record reflect that the Applicant has asked to hold a Public Hearing in July. He asked if Engineer Miller would be inclined to submit a letter on his findings. Engineer Miller said that he has preliminarily looked at the new paperwork and will work on issuing a letter.

Chairman Lupia stated that the Board would normally review SEQR preceding the Public Hearing; He would also like to hear from Engineer Miller regarding his findings, thoughts and opinions, before the Public Hearing is scheduled.

Attorney Blair asked for the Public Hearing to be on July 22, 2019.

The Board decided that the Applicant isn't needed at the next meeting. The meeting will be to talk about the project amongst the Board and decide if they should go forward with a Public Hearing.

Member Crossett stated that the Board relies a great deal on Engineer Miller's input and it should be noted that the Board should have a letter in hand before any decision is made.

OTHER BUSINESS

With there being no further business, Member Gilbert made a motion, seconded by Member Crossett and carried unanimously to adjourn the Regular Meeting at 7:37 pm.

Respectfully submitted,
Lisa Beeman, Clerk