

**TOWN OF MANLIUS
PLANNING BOARD MINUTES
July 8, 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: Don Crossett, Mike LeRoy and Frank Mento. Also, present were Attorney Jamie Sutphen and Town Engineer Douglas Miller.

Absent Member Gilbert, Member McGrew and Member Kelly

Also, Present: Ellen McGrew, Arnold Poltenson, Bob Eggleston, James Horton, Sara Bollinger, Sue Oliver, Doug & Sue Burns, Chuck White, Corinne Fuller, Cathy Kousmanidis, Eileen Krell, plus 2 names that aren't legible.

The Pledge of Allegiance was recited.

Minutes

The minutes were tabled until the next meeting

Linda Jones, 8317 Manlius-Cazenovia Road, Manlius, NY 13104

Site Plan/Recommendation to Town Board – Dog Grooming – 8317 Manlius-Cazenovia Road, Manlius, NY 13104

Tax Map # 117.-01-03.0

Bob Eggleston was there representing the Applicant Linda Jones. He stated that the Applicant has lived 20+ years on the property and has a dog grooming business in Manlius. She would like to scale back her current business and build a 1200 square foot building to groom dogs in on her property. 460 square feet will be used for dog grooming and the other 740 square feet will be for her own private use. Mr. Eggleston stated that there will be no boarding dogs, the dogs will be there by appointment only; hours will be Tuesday to Friday from 8am to 5pm and there will be no sign at the road.

Chairman Lupia stated that The Town of Pompey is within 500 feet of this project and he would like to hear what they have to say, if anything, before the Planning Board makes a final decision. It is a legal requirement that the Town of Pompey be notified.

Attorney Sutphen told the Board that at the last Town Board meeting there was discussion about the Planning Board and the Town Board coordinate the review of this project as required by the Special Permit Regulation of the Town. The Town Board recommended that the Public Hearing take place at the Town Board and that no additional Public Hearing will be required at the Planning Board. The Board will plan to make a recommendation to the Town Board at the next meeting. The Board may also do Site Plan Approval subject to the Special permit. Also, Site Plan approval subject to Special Permit.

Member LeRoy made a motion, seconded by Member Crossett and carried unanimously to waive a Public Hearing at the Planning Board level; the Town Board will hold the Public Hearing.

Chairman Lupia stated that this project will be tabled until the meeting of July 22.

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

Subdivision/Site Plan – Chase Bank – Towne Center

Tax Map # 087.-01-18

Kate Johnson from COR was there representing the project. She stated that the applicant would like to subdivide the existing lot into 2 separate parcels, one to be kept as is the other one to be used to build a Chase Bank.

Andy Hart from Bregman Associates told the Board that the building front will face in toward the Towne Center. There will be 35 parking spaces on the property and single lane ATM drive-through. Access to the parking lot will be a one-way off of Towne Drive and another entrance and exit to the North. They will be re-locating the existing driveway into the Professional building, making it better by creating a 4-way intersection. Mr. Hart said that all utilities are already on site. Lighting will be dark sky compliant, LED lights.

Chairman Lupia is concerned about the safety issues created by cars trying to go back through the one-way only to get back to Genesee St. without going all the way around the parking lot. Mr. Bregman said that there will be a “Do not enter sign”. Chairman Lupia asked about the existing median. Mr. Bregman said that they can look into extending the median to prohibit cars from going across if they exit at the entrance only point.

Karlee Hansen spoke about the elevations, the colors of the building and the materials that will be used. She also addressed signage. There will be no monument sign on Genesee Street; the only signage will be on the building.

Member Crossett made a motion, seconded by Member LeRoy and carried unanimously to hold a Public Hearing on July 22, 2019 at approximately 6:35pm.

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

Chairman Lupia discussed SEQR with the Board as it relates to this project. He said the board usually does SEQR before the Public Hearing but is of the opinion that the Board should hear from the Public before SEQR is determined because of the concerns that the Board has already heard. The Board is in agreement to make a SEQR determination after the Public Hearing.

Chairman Lupia asked Town Engineer Doug Miller for his preliminary findings are as follows:

1. Cluster development would be appropriate, as one of the purposes of clustering is to reduce the impact on the wetlands
2. The conventional plan appears to support a maximum 21 lots
3. The SWPPP presented by the Applicant appears to have some discrepancies from what was stated at the last meeting, Mr. Miller is working with the project Engineer to resolve these issues
4. Phasing Plans have been discussed. It is likely that the nature of the project will require some phasing as required by the DEC.

Member LeRoy asked if there was any mention of blasting on the site. Engineer Miller said that there was no indication at this time.

Chairman Lupia questioned the phasing of the project. Engineer Miller said that there should be a dust mitigation plan in place.

Attorney Sutphen said that as a procedural matter, before the Board opens the Public Hearing, the Board should make a finding as to the project being appropriate for clustering as well as a finding of the maximum number of lots a conventional plan will support.

Member Mento made a motion, seconded by Member LeRoy and carried unanimously to hold a Public Hearing on July 22, 2019 at approximately 6:40pm.

Member Crossett inquired as to Engineer Miller preparing a letter for the Board like he has done in the past. Engineer Miller responded in the positive.

OTHER BUSINESS

With there being no further business, Member Crossett made a motion, seconded by Member Gilbert and carried unanimously to adjourn the Regular Meeting at 7:11 pm.

Respectfully submitted,
Lisa Beeman, Clerk