

**TOWN OF MANLIUS
PLANNING BOARD MINUTES
JANUARY 9, 2012**

APPROVED

The Town of Manlius Planning Board met in the Town Hall at 7:00 pm with Chairman Fred L. Gilbert presiding and the following Members were present: Susan Moliski, Donald Crossett, Richard Rossetti, Thomas Byrnes, and Ann Kelly. Also present were Attorney Timothy Frateschi and Director of Planning & Development David W. Tessier.

Also Present: Joshua & Maya Sherman, Ellen & Mike McGrew, C. Paduano, Attorney Joel Ross, Eileen Duncan, and Thomas Schepp.

The Pledge of Allegiance was recited.

Minutes: The Minutes of December 12, 2011 will be held until the next Meeting.

Organizational Meeting for 2012.

The Town Board re-appointed Fred L. Gilbert for Chairman of the Planning Board.

Member Rossetti made a motion, seconded by Member Crossett and carried unanimously to appoint Harris Beach, PLLC as Attorney for the Planning Board.

Member Kelly made a motion, seconded by Member Moliski and carried unanimously to appoint Barbara A. Smith as the Planning Board Clerk.

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

Member Crossett made a motion, seconded by Member Rossetti and carried unanimously to accept and approve the Planning Board 2012 Meeting Schedule, which states that the Board will meet on the 2nd and 4th Mondays at 7:00 PM and the Board also approved the Application Filing deadlines.

**Edward & Susan Wilson, 7197 E. Genesee St., Fayetteville, NY
Public Hearing-Site Plan Accessory Use Permit-2nd Floor Apartment
Tax Map #087-07-47.0**

Submitted was a Survey dated March 26, 1993 by Cottrell Land Surveyors, ID: 87-7-47 showing 5 Parking Spaces and a floor plan sketch of the 817 sq. ft. on the 2nd floor that will be used for an apartment.

Member Rossetti made a motion, seconded by Member Crossett and carried unanimously to waive the reading of the Legal Notice calling for this Public Hearing that was published in the Eagle Bulletin on January 4, 2012.

Member Kelly made a motion, seconded by Member Byrnes and carried unanimously to open the Public Hearing.

Mr. Tessier stated that the owner is aware that the existing sign must be removed.

Thomas Schepp, 7191 E. Genesee St.-He reviewed the Site Plan, which is a Survey of the existing conditions showing the 5 parking spaces that will be used for the proposed apartment. He spoke about the original Weichert Real Estate Site Plan from 1993 that was approved, which showed the State R-O-W pavement removed, the garages that were supposed to be removed, the placement of the parking, and a series of trees that were to remain in the parking spaces toward Genesee St. Instead, what happened was the garages remain, the trees came down, parking was created there, and the backyard that supposed to be left lawn was graveled over and parking was created there.

Attorney Frateschi stated that this is a new Site Plan presented with the application. This plan reflects the current conditions of this site. Nothing is being changed on the site for these two applications. This Board is trying to get a Site Plan in place for the present and future proposals, if there are any.

Mr. Schepp stated that he has no problem with this, he just wants to get everything on the record as to what historically has happened, so we are sure what we are starting with right now. The reason for his interest in the garages being removed is because it is the key area to the drainage in this entire area, and if it's not done right this property and the one next door will be flooded. He explained the entire drainage system thru this area and the importance of the grate that is located behind the garage on this property.

Eileen Duncan, 7197 E. Genesee St.-She felt that the garages are a non-issue at this time.

The Board decided that the Minutes will reflect the drainage issues that may occur.

Mr. Schepp drew the location of the drainage grate on the Site Plan and Attorney Frateschi added a note that the drainage grate is to be unobstructed.

Member Crossett made a motion, seconded by Member Rossetti and carried unanimously to close the Public Hearing.

SEQR

Member Byrnes made a motion, seconded by Member Moliski and carried unanimously that the Planning Board assumes Lead Agency.

Member Byrnes made a motion, seconded by Member Moliski and carried unanimously that this is an Unlisted Action.

The Planning & Development Staff and Town Engineer Douglas Miller reviewed the Short Environmental Assessment Form and filled out Part II and provided it to the Planning Board. Based on the application, the information provided by the applicant, and the Board's personal knowledge of the site, it is an allowed use, there will be no significant increase in traffic, and there are no changes to the existing topography or the building. Therefore the Board

determined that this proposal will not have a significant environmental impact.

Based on the foregoing analysis and the Board's personal knowledge of the site, Member Rossetti made a motion, seconded by Member Crossett and carried unanimously to issue a Negative Declaration under SEQRA.

The Onondaga County Planning Board Resolution dated January 4, 2012 was read and entered into the file:

NOW THEREFORE BE IT RESOLVED, that the Onon. Co. Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications. The Board offered 4 Comments.

Attorney Frateschi reviewed Chp. 155-20, R-M Districts, Findings, I (a-f) and the Board found no issues, which will be included in the Resolution.

Member Rossetti made a motion, seconded by Member Moliski and carried unanimously to approve the Edward & Susan Wilson Site Plan Accessory Use Permit for a 817 Sq. foot apartment on the 2nd floor and 5 parking spaces, for a period of 5 years, on the conditions that nothing on the Site Plan changes without Planning Board approval, with the notes made on the Site Plan by Attorney Frateschi, the existing Sign is not part of the Site Plan and is to be removed, and the sheds are to remain.

**Life's Changing Seasons, LLC, 7197 E. Genesee St., Fayetteville, NY
Public Hearing-Site Plan Accessory Use Permit-1st Floor Office
Tax Map #087-07-47.0**

Eileen Duncan, applicant submitted a Survey dated March 26, 1993 by Cottrell Land Surveyors, ID: 87-7-47 showing 3 parking spaces and a floor plan sketch of the 530 sq. ft. on the 1st floor that will be used as an office.

Member Rossetti made a motion, seconded by Member Crossett and carried unanimously to waive the reading of the Legal Notice calling for this Public Hearing that was published in the Eagle Bulletin on January 4, 2012.

Member Byrnes made a motion, seconded by Member Rossetti and carried unanimously to open the Public Hearing.

With there being no comments from the Public, Member Kelly made a motion, seconded by Member Moliski and carried unanimously to close the Public Hearing.

SEQR

Member Byrnes made a motion, seconded by Member Moliski and carried unanimously that the Planning Board assumes Lead Agency,

Member Byrnes made a motion, seconded by Member Moliski and carried unanimously that this is an Unlisted Action.

The Planning & Development Staff and Town Engineer Douglas Miller reviewed the Short Environmental Assessment Form and filled out Part II and provided it to the Planning Board. Based on the application, the information provided by the applicant, and the Board's personal knowledge of the site, it is an allowed use, there will be no significant increase in traffic, and there are no changes to the existing topography or the building. Therefore the Board determined that this proposal will not have a significant environmental impact.

Based on the foregoing analysis and the Board's personal knowledge of the site, Member Byrnes made a motion, seconded by Member Moliski and carried unanimously to issue a Negative Declaration under SEQRA.

The Onondaga County Planning Board Resolution dated January 4, 2012 was read and entered into the file:

NOW THEREFORE BE IT RESOLVED, that the Onon. Co. Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications. The Board offered 4 Comments.

Attorney Frateschi reviewed Chp. 155-20, R-M Districts, Findings I (a-f) and the Board found no issues, which will be included in the Resolution.

Member Rossetti made a motion, seconded by Member Crossett and carried unanimously to approve the Life's Changing Seasons, LLC Site Plan Accessory Use Permit for a 530 sq. foot Office on the 1st floor with 3 parking spaces, for a period of 5 years, on the conditions that nothing on the Site Plan changes without Planning Board approval, with the notes made on the Site Plan by Attorney Frateschi, the existing Sign is not part of the Site Plan and is to be removed, and the Sheds are to remain.

**Paduano, Brae Leure & Townsend Rds., Manlius, NY
4 Lot Final Subdivision Tax Map #099-02-18.5**

Attorney Joel Ross, representing the applicant gave an overview of the proposal and submitted a Brae Leure Road Extension 4 Lot Final Subdivision Map dated November 5, 2008, updated December 12, 2011 by Cottrell Land Surveyors, ID: 99-2-18.5. He stated that this map reflects all of the changes that the Board requested in June of 2009.

Mr. Tessier stated that after reviewing this map with the Superintendent of Highways it was decided that the Town doesn't want to maintain the Cul-de-Sac.

Attorney Ross stated that the green area within the Cul-de-Sac will go with Lot 3. He will work out the legal details with Attorney Frateschi.

The Board stated that there was never Preliminary Subdivision approval.

Attorney Frateschi stated that you have to have an approved Preliminary Subdivision Map before you can approve a Final Subdivision Map.

Member Rossetti made a motion, seconded by Member Moliski to hold a Public Hearing for the Paduano Brae Leure Road Extension 4 Lot Preliminary Subdivision Map on January 23, 2012.

Ayes: Members Rossetti, Moliski, Crossett, Byrnes, and Kelly. Nays: Chairman Gilbert.

MOTION PASSES

The applicant will submit the Preliminary and Final Subdivision Maps that are to be dated January 23, 2012.

Member Kelly made a motion, seconded by Member Rossetti and carried unanimously to refer this application to Miller Engineering at a fee of \$500.00.

The Parkland fee of \$1600.00, 4 Lots @ \$400.00 each will be submitted.

The applicant was informed of Section 127-33 (10) of the Town of Manlius Code, notification to neighbors within 500 feet of the proposed Subdivision.

Other Business-Austin Meadows North Amended Preliminary Subdivision Map

It was stated that at the December 12, 2011 Meeting there was a motion to hold a Public Hearing but due to an error the Legal Notice was not posted.

Member Rossetti made a motion, seconded by Member Moliski and carried unanimously to hold a Public Hearing for the Austin Meadows North 63 Lot Preliminary Subdivision Map on January 23, 2012.

The clerk will notify the applicant in reference to Section 127-33 (10) of the Town of Manlius Code, notification to neighbors within 500 feet of the proposed Subdivision.

With there being no other business, Member Rossetti made a motion, seconded by Member Crossett and carried unanimously to adjourn the Meeting at 8:06 PM.

Respectfully submitted,
Barbara A. Smith, Clerk