

**Town of Manlius
Planning Board Agenda
September 23, 2019
6:30PM**

1. Pledge Of Allegiance
2. Approval Of Minutes - August 26, 2019

Documents:

[AUGUST 26, 2019.PDF](#)

3. Harry Stewart, 6520 Schepps Corners Road, Kirkville, NY 13082 PUBLIC HEARING -
Accessory Use Permit – Treasure Hut – 6520 Schepps Corners Rd. Tax Map # 050.-02-02

Documents:

[6520 SCHEPPS CORNERS ROAD.PDF](#)

4. Woodland Hills Subdivision (Hoag Lane Development), 201 Solar Street, Syracuse, New York 13204 Lead Agency For SEQR Determination Site Plan - 21-Lot Subdivision – 5290-5320 Hoag Lane, Fayetteville, NY 13066 Tax Map # 104.-01-39.2
There have been no new submittals for the Woodland Hills Subdivision (Hoag Lane) project. Please visit the Document Center located on the Town of Manlius website to view the Application.

The Document Center can be located through the main menu of the web page or at the web address listed below:

<http://www.townofmanlius.org/228/Document-Center>

5. Other Business
6. Adjournment

**TOWN OF MANLIUS
PLANNING BOARD MINUTES
August 26, 2019**

DRAFT

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

Absent: Chairman Lupia

Also, Present: Ellen McGrew, Mark & Mary Currell, Francoe Smith, Jamie Pomillo Mulcahy, Mary Ellen Branson, Chelsea Fuller, Corinne Fuller, Ellen Hoefler Predmore, John M. O'Connor, K.P. Kelly, Faye Dannick, Lee Tedeschi, Alianno?, JE Ryan?, Lois Schroeder, Al Doming, Maureen Clark, Marlene Blumin, Paul Maddon?, Anne Barton, Joni Dominy, Harry G. Stewart, Robert Michiel, Jim Blasting, Tyler Buesching?, Chuck White, Eileen Krell, Sue Oliver, Wilson Simmons, Joanne Britt?, Phil Britton, Paul & Alice Massa, Gunther Kascha, Patty & Robb Carey, James Horton, Gary Slutsky, Sue & Doug Burns, Elaine Denton, David Brittain, Rob & Jen Winter, Prerna Deer, Sean Egan, Ghsa Ryan?.

The Pledge of Allegiance was recited.

Minutes

Member LeRoy made a motion seconded by Member McGrew and carried unanimously to approve the minutes of August 12, 2019. Member Crossett abstained.

**Harry Stewart, 6520 Schepps Corners Road, Kirkville, NY 13082
Accessory Use Permit – Treasure Hut – 6520 Schepps Corners Rd.
Tax Map # 050.-02-02**

Mr. Stewart, the Applicant explained his business to the Board stating that he repairs jewelry, clocks, watches, etc.

Acting Chairman Gilbert stated that since this application is on a County Rd., the Board has to send the application to the Onondaga County Planning Board (OCPB). With the Board not being able to act on this application until they receive a decision from the OCPB, Acting Chairman Gilbert stated that he would like to hold the Public Hearing on September 23, 2019.

Member Kelly made a motion, seconded by Member Crossett and carried unanimously to hold a Public Hearing on September 23, 2019 at approximately 6:35pm.

**Woodland Hills Subdivision (Hoag Lane Development), 201 Solar Street,
Syracuse, New York 13204
CONTINUED PUBLIC HEARING - Site Plan - 21-Lot Subdivision – 5290-5320 Hoag**

Lane, Fayetteville, NY 13066

Tax Map # 104.-01-39.2

Acting Chairman Gilbert asked the Board if they had anything that they would like to talk about before the Public Hearing continued.

Member McGrew asked if the Town Engineer had heard anything from the Applicant in terms of the letter that Mr. Miller sent. Engineer Miller said that nothing has been received to date.

Member Kelly made a motion, seconded by Member LeRoy and carried unanimously to continue/resume with the Public Hearing. A summary of the Public Comments follows:

1. James Ryan, 5124 Shiraz Lane – questioned the Board as to their knowledge of several issues on the Site Plan;
2. Jim Blasting, 7843 Karakul Lane – questioned as to SWPPP requirements; sewer line management; underground springs, etc.; he stated that the property is Zoned Residential, doesn't understand why the current owner could not use the land for residential use;
3. Chuck White – 5121 Shiraz Lane – questioned whether the Public Hearing remain open if the applicant has not addressed any of the issues so the public can comment;
4. Mary Ellen Branson – 5120 Shiraz Lane – expressed major concerns regarding the retention pond;

Tom Blair, Attorney for the Applicant stated that the Board and the applicant have looked at the drainage and the retention ponds, they have spoken about the fence surrounding the pond; he spoke about the SWPPP; he said that the HOA is in charge of drainage;

5. Lynn Paddock – 211 Dawley Rd. – asked about water permeable surface; Attorney Blair said that homeowners will be allowed to choose water permeable options, such as driveways, walkways, pool aprons, patios and will be encouraged to do so;
6. Ann Barton – 316 Dawley Rd. – concerned about traffic issues; ingress and egress issues;
7. Faye Dannick – Churchill Lane- expressed that she is against the development;
8. Jamie Pomillo Mulcahy – 7815 Karakul Lane – expressed concerns about the retention ponds and the “professional” HOA's;
9. Dave Britton – 5270 Hoag Lane – wants information on whether there will there be drilling; rock;
10. Alice Massa – Churchill Court – is concerned about standing water; mosquito's; the EEE virus; is there going to be blasting; conservation easement/forever wild concerns;
11. Corrinne Fuller – 5142 Hoag Lane – expressed concerns about the traffic on Hoag Lane; whether it has to be 20 homes, and whether the number of homes can be reduced;

12. Matt Mulcahy – 7815 Karakul Lane – concerned that the streams and the wetlands not being mentioned in the SWPPP; concerned that people whom are getting paid by the developer have been the ones providing information so far;
13. Chelsea Fuller- 5214 Hoag Lane – talked about drainage concerns in the area; is against the project; she would like to see no new construction in the area;
14. Wilson Simmonds – 107 Dawley Road – expressed concerns with water;
15. Gary Slutsky – 5112 Muirfield Dr. – concerns about water/drainage in the area and traffic study;
16. Mary Ellen Branson - Shiraz Lane – would like to hear a summary of the meeting;
17. Ellen Predmore – Shiraz Lane – expressed traffic and water concerns;
18. Don Gates – Post Road – cannot speak to this project, but he has concerns over traffic and the loss of green space.

Acting Chairman Gilbert requested that Member Mento reiterate for the Public and summarize the matters within the Board that had been discussed at the last meeting.

Member Mento explained that with this project, the Board will be looking at 1). Proper design; 2) Proper construction; 3) Proper maintenance of drainage. There are key issues that must be addressed by this Board as the project moves forward.

With there being no more comments from the Public, Member Kelly made a motion, seconded by Member Mento and carried unanimously to close the Public Hearing at 8:11pm.

OTHER BUSINESS

With there being no further business, Member Mento made a motion, seconded by Member Crossett and carried unanimously to adjourn the Regular Meeting at 8:12pm.

Respectfully submitted,
Lisa Beeman, Clerk

**TOWN OF MANLIUS
ACCESSORY USE PERMIT
APPLICATION**

RECEIVED

AUG 08 2019

TOWN OF MANLIUS
PLANNING AND DEVELOPMENT

PERMIT FEE: \$300
DATE COLLECTED: 8-8-19

Tax Map Number 50-02-02

155-29A – “All permitted accessory uses requiring an Accessory Use Permit from the Town Planning Board shall have a site plan review and recommendation before such use shall be permitted. A public hearing shall be at the discretion of the Planning Board. The application shall be submitted by the owner of the subject property ...”

Please include

- Owner Name: Harry G. Stewart Phone 315-345-9192
- Address: (Permit Location) 6520 Schepps Corner Rd, Kirkville NY
- Requested permitted use: (type of business of operation, brief description of operation) 130P2
Fix Jewelry, Watches, Clocks, Glasses Frames, Also
construct hand made jewelry (50 yrs. experience locally)
- Location within building: (basement, 1st floor, 2nd floor, garage)
Garage
- Approximate square footage of floor area of entire structure: 4500
- Approximate Sq. footage of floor area to be utilized: 500
(Maximum of 25% or 500 square feet allowed)
- Hours of operation: Noonish-6 PM Days of operation: Mon-Sat.
- Operator's Name: Harry G. Stewart & Mom
- What provisions are made for parking: Plenty of paved parking.
- Number of employees: 0
- Average number of customer/clients to visit the property daily: 4
- Site plan drawing of the property or survey indicating where the structure is located along with driveway location (length and width), additional parking, dimension of parking areas, landscaping, and sign location. A floor plan of the building is also required, showing the entire building and the area to be utilized with this permit.
- Optional indication of approval from adjacent neighbors.

If approved, the Town will prepare an Accessory Use Permit Resolution including conditions and time period, to be signed by the applicant and the Town.

Sign request must be on a separate application and in conformance with the Town of Manlius Sign Ordinance, 155-25.

SCHEPPS CORNERS ROAD

N 07°45'00"E 120.00'

WEST LINE F.L. 26

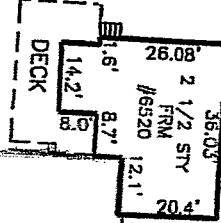
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S.W. COR F.L. 26

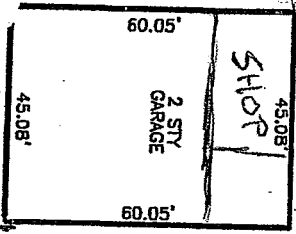
100'

EDGE PAVEMENT

PAVED



PAVED DRIVE



N 82°20'30"W

S 82°20'30"E

350.00'

350.00'

S 07°45'00"W 120.00'

SURVEYORS: REFERENCE TO USE OF OR RELIANCE ON THIS MAP WITHOUT THE WRITTEN COMMENT FOR WHATEVER PURPOSE VIOLATES MY COPYRIGHT AND ABSOLVES ME OF ANY LIABILITY FOR LATENT OMISSIONS AND ERRORS AND OF ANY RESPONSIBILITY FOR RESULTANT DAMAGES.

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FOR CONVEYANCE AND/OR MORTGAGE PURPOSES ON WITHIN ONE YEAR OF THE LATEST CERTIFICATION DATE
 THE UNDERSIGNED HEREBY CERTIFIES THAT THIS WAS MADE FROM AN ACTUAL SURVEY ON 11.30
 VOID WITHOUT EMBOSSED SEAL
 RECERTIFIED ON:

PART OF LOT 26 - TOWN OF MANLIUS
ONONDAGA COUNTY, N. Y.

SCALE: 1" = 40'
NOV. 30, 2004

COTTRELL LAND SURVEYORS, P.C.
MANLIUS, NY - (315) 682-8121