

**TOWN OF MANLIUS
PLANNING BOARD MINUTES
January 28, 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, Fred Gilbert, Mike LeRoy, Mike McGrew and Frank Mento. Also, present were Attorney Tim Frateschi and Town Engineer Douglas Miller.

Absent: Member Crossett

Also Present: Ellen McGrew, Rachele Hansen, Jack Gramlich, Sandy Kirnan, Douglas Wojcik, David Tyler.

The Pledge of Allegiance was recited.

Minutes

Member LeRoy made a motion, seconded by Member Kelly and carried unanimously to approve the minutes of January 14, 2019. Member Gilbert abstained.

Central New York Land Trust, PO Box 9417, Syracuse 13290

Site Plan – Parking Lot for 3 Falls Woods – East of Sweet Rd., ¼ Mile North of State Route 173

Tax Map # 108.-02-15.0

Member McGrew recused himself.

Jack Gramlich, Board Member for the CNY Land Trust, told the Board that they would like the public to have access to the 3 Falls Woods property by constructing a Parking Lot along Sweet Road ¼ mile north of NYS Rt. 173.

Member Mento entered the meeting at 6:33pm.

Chairman Lupia said that on the map it looks like the driveway itself will be 25' wide by 40' in depth. Mr. Gramlich said yes, plus another 40' to the parking lot; 80' total. Chairman Lupia said the parking lot itself will be 40' wide x 90' long. Mr. Gramlich said yes.

Mr. Gramlich said that there will be 8 parking spaces plus 1 Handicapped spot. There will be no pavement only gravel, crushed stone, 8" deep.

Member Gilbert stated that he would like the Highway Superintendent to take a look at the driveway cut. The Board determined that State Route 173 is a State Road.

Chairman Lupia asked about additional barriers at the end of the parking lot to prevent cars from continuing further like a split-rail fence. Mr. Gramlich stated that they have

done this at other sites. Mr. Gramlich said there will be a 3x4 bulletin board/kiosk. He also said that there is a lot of buckthorn in on the property that will provide an additional visual barrier. Chairman Lupia would like more trees planted along the parking lot for an extra barrier to the houses on either side.

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

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

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 LeRoy and carried unanimously to hold a Public Hearing on February 11, 2019 at approximately 6:35pm.

Member McGrew re-entered the meeting.

Rachelle Hansen, 4443 Watervale Road, Manlius, NY 13104
Accessory Use Permit – Psychologist Office in Home – 4443 Watervale Rd.
Tax Map # 110.-10-15

Ms. Hansen told the Board that she is a licensed Psychologist and would like to open an office in her home.

Chairman Lupia asked about hours. Ms. Hansen said probably Friday afternoons or Saturday mornings.

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

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

Member Gilbert 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 Mento made a motion, seconded by Member Gilbert and carried unanimously to waive the Public Hearing for an Accessory Use Permit at 4443 Watervale Road. Attorney Frateschi stated that the Code says that the Board can have a Public Hearing if they wish, but it is not required.

Member Gilbert made a motion, seconded by Member Kelly and carried unanimously to approve the Accessory Use Permit for Rachelle Hansen for a Psychologist Office at 4443 Watervale Road for a period of 7 years to expire January 28, 2026 with the following conditions:

1. The information in the application sets forth the conditions of the accessory use permit;
2. No more than one patient at a time;
3. No business signs identifying the business

Douglas Wojcik – 7946 Halite Course, Fayetteville, NY 13066
2-Lot Subdivision – 8390 East Seneca Turnpike, Manlius, NY 13104
Tax Map # 115.-05-07.1

Mr. Wojcik stated that he would like to subdivide the land on East Seneca Turnpike so that he can build a barn with a small apartment on the second lot and keep the original house on the first lot. According to the Town of Manlius code you cannot have 2 dwellings on one piece of land, therefore he would like to split the land into two parcels.

Attorney Frateschi 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 Frateschi indicated that this action is an unlisted action under the SEQRA.

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 Gilbert made a motion, seconded by Member Kelly and carried unanimously to hold a Public Hearing on February 11, 2019 at approximately 6:40pm.

OTHER BUSINESS

Member Kelly stated that she had gone over to look at the Hoag Lane property. She stated that she would like to see more information about the drainage basin. She also stated that there appears to be a permanent stream that runs through the property.

Chairman Lupia said that this a proposed cluster development and we are supposed to

be using the natural contours of the land, keeping the trees there as is and it appears that the applicant is making significant changes to the landscape of the land.

Member Gilbert said that he has spent time looking at the property and it could cause hardship to surrounding homes during the construction phase. He is concerned that the character of this subdivision is significantly different from the rest of the area around it.

Engineer Miller stated that he is concerned about streams that run through the property. These streams do not appear to be designated streams by the Army Corp of Engineer or the NYS DEC.

Members Gilbert, LeRoy and Kelly all agreed that there is a stream running through the property and that NYS DEC should look at it to see if it should take jurisdiction.

Conversation ensued regarding the size of the detention pond.

Member Gilbert asked if a DEC person has been to the site to look at the drainage and other concerns they may have? Engineer Miller said that they have not been there.

The Board asked Engineer Miller to draft a letter to the Hoag Lane Applicants about having the DEC and/or the Army Corps of Engineers to go to the property to confirm that they do not want to take jurisdiction over the stream. The Board would like something back in writing.

With there being no further business, Member Gilbert made a motion, seconded by Member McGrew and carried unanimously to adjourn the Regular Meeting at 7:40 pm.

Respectfully submitted,
Lisa Beeman, Clerk