

**TOWN OF MANLIUS
PLANNING BOARD MINUTES
February 11, 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: Ann Kelly, Fred Gilbert, Mike LeRoy, Mike McGrew and Frank Mento. Also, present were Attorney Jamie Sutphen and Town Engineer Douglas Miller.

Absent: Member Crossett

Also Present: Ellen McGrew, Jack Gramlich, Douglas Wojcik, John & Connie DeRosia, John Bavo?, Dimitry?, John, Kleniatis, Susan Schroeder, Allen & Jill Olmstead, Doug Bowers, Susan Marris, Dale Marris, Sally Hootnick, David Hootnick, Joby Swerdlow, Rick?, Steve & Mary Jane Trencansky, Phillip Bonn, Tom Bassett, Mike Rothman, Filip Georgakopoulos, Roslyn Georgakopoulos, Dean Lattof, Peter Metz, Pamela Sullivan, Sara Bollinger.

The Pledge of Allegiance was recited.

Minutes

Member LeRoy made a motion, seconded by Member Gilbert and carried unanimously to approve the minutes of January 28, 2019.

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

PUBLIC HEARING - Site Plan – Parking Lot for Three 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 told the Board that the CNY Land Trust would like to put a 9-space parking lot into the entrance of Three Falls Woods. He stated that they have looked at other sites around the property and none appear to be feasible alternatives.

Chairman Lupia said that at the last meeting the driveway was determined to be gravel, 25 feet in width; approximately 40 feet in length to the parking lot and then another 90 feet wide parking lot. 8 spaces plus a handicap space.

Member Gilbert made a motion, seconded by Member LeRoy and carried unanimously to waive the reading of the Public Hearing notice.

Member Kelly made a motion, seconded by Member LeRoy and carried unanimously to open the Public Hearing At 6:34pm. The President of the CNY Land Trust confirmed the location of the parking lot and noted that this parking lot will give access to Three Falls

Woods and thinks that this is an amazing opportunity for the Public. The following members of the public commented as follows:

1. Phillip Bonn, Fayetteville – Representing Manlius Greenspace – this space is the most viable space for the lot where its being proposed. There will be no trees that need to be cut down; the access to Three Falls Woods will be easy.
2. Roslyn Georgakopoulos – 4606 Sweet Road – Her property is directly adjacent to the parking lot; concerned about the property being a wetland and if more trees are cut then the water and drainage will get worse; concerns about maintenance and who will maintain the property; is there going to be a gate to the entrance?; trash?; is there going to be extra screening to shield the parking lot from neighboring properties?;
3. Filip Georgakopoulos – 4606 Sweet Road – concerned about the people who will frequent the property and whether they will be respectful of it; concern that there won't be enough parking spaces; concerned about the gravel and dust; concerned about the location of the parking lot
4. Dale Marris – Brickyard Falls Road – the usual people who visit the property are those that are good care takers of property, respectful, etc.; doesn't think trash should be an issue and is in favor of the project;
5. Susan Schroeder – lives off of Route 92 – thinks the project is a great idea and the gravel parking lot will be helpful;
6. Joby Swerdlow – Land Trust people are very clean and will not leave trash behind; there is mainly invasive buckthorn in the area;
7. John – Briarbrook Lane – in favor of the project; believes the Land Trust will do the project right; would like some kind of screening;
8. Tom Bassett – 7321 Barberry Lane – in favor of the project and a parking area is needed so cars aren't parked on the highway;
9. Mike Rothman – Route 173 – thinks that hikers will be a good thing; concerned about the parking lot becoming a garbage dump and or a lovers' lane; will there be a gate at the entrance?; what about lighting?;
10. Dean Lattof – 4630 Sweet Road – thinks it's a good plan however he is questioning this plan; doesn't think the parking lot should be put in between the 2 houses; thinks that there is a better way to handle this situation and find another way to handle this; maybe a berm; concerns about covenants on the land;
11. Peter Metz – Sweet Road - Land Trust has been wonderful to work with; drainage is a concern; speed limit on 173 is also a concern; what will it do to property values?;
12. John – 7507 Northfield Lane – wonderful asset to walk through; no clear way to access the land; speed is a concern; almost never any garbage on trails;
13. John – North side of the land – concerned about trash; water runoff from the building of the parking lot; is there a maintenance program?;
14. Ellen McGrew – Limberlost Lane – the trails are well maintained; in favor of the parking lot; does not want lights or trash cans; not a lot of traffic will be generated by this.

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 7:05pm.

Member Kelly asked about a gate. Jack Gramlich said that right now this is no plan for a gate, but it can be looked into.

Member Mento asked how the property is accessed now? Phil Bonn stated it is accessed on foot and by bicycle through private land off Glencliffe. People who utilize the land also park on Glencliffe and walk to the Three Falls Woods property via private property. These are not legal accesses to the property.

Chairman Lupia stated he thinks that this is an asset to the Town and a small parking area is needed.

Member Gilbert is concerned about trash. Member Mento asked if the parking lot itself would be a magnet sort of speak for trash? Member LeRoy asked what is happening with the trash now? Conversation ensued regarding the trash issue.

Chairman Lupia stated that the Board that they received a response from the Onondaga County Planning Board concerning the project which was a finding of no significant intercommunity impact. *(The full response is on file in the Office of the Planning and Development).*

After discussion on the various matters raised in the public hearing, Member Gilbert made a motion, seconded by Member Kelly and carried unanimously to approve the plan as presented being a Parking Lot for Three Falls Woods – East of Sweet Rd., ¼ Mile North of State Route 173; Tax Map # 108.-02-15.0.

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

Mr. Wojcik was present as the applicant and stated his intent to subdivide the lot that currently has a home on it so that there will be a separate lot with a horse barn and a separate dwelling. Under Town Code there cannot be two residential dwellings on one piece of land.

Member Gilbert made a motion, seconded by Member LeRoy and carried unanimously to waive the reading of the Public Hearing notice.

Member Kelly made a motion, seconded by Member LeRoy and carried unanimously to Open the Public Hearing at 7:25pm.

With there being no comment from the public, Member McGrew made a motion, seconded by Member Gilbert and carried unanimously to close the Public Hearing at 7:26pm.

Chairman Lupia stated that the Board that they received a response from the Onondaga County Planning Board concerning the project. There was a finding of no significant intercommunity impact. *(The full response is on file in the Office of the Planning and Development)*. The plan was reviewed by the Board. The division of the land does not create any non-conformities.

Member Kelly made a motion, seconded by Member Gilbert and carried unanimously to approve the 2-Lot Subdivision as presented by Douglas Wojcik for the property located at 8390 East Seneca Turnpike; dated 10-01-18; prepared by Cottrell Land Surveyors, PC.; File Number 115-5-7.

OTHER BUSINESS

With there being no further business, Member Mento made a motion, seconded by Member Gilbert and carried unanimously to adjourn the Regular Meeting at 7:27 pm.

Respectfully submitted,
Lisa Beeman, Clerk