

**TOWN OF MANLIUS
PLANNING BOARD MINUTES
July 22, 2019**

APPROVED

The Town of Manlius Planning Board met at the Manlius Fire Department, 8200 Cazenovia Road at 6:30 PM with Chairman Joseph Lupia presiding and the following Members were present: Fred Gilbert, Don Crossett, Mike McGrew, Mike LeRoy and Frank Mento. Also, present were Attorney Jamie Sutphen and Town Engineer Douglas Miller.

Absent: Member Kelly

Also, Present: Based upon persons who signed in or otherwise identified themselves: Ellen McGrew, Sean Egan, Dylan Bruns?, Dawna Hayes, Randy Luckette, Don Palumbo, Anne & Charles Barton, Jackie Ayres, Madeline Bort, Kevin & Michelle Clark, Rob Taylor, Ellen Predmore, Liz Mossovitz, Mary Ellen Branson, Heather Waters, Jason Klaiger, Shaun Tellro?, Gary Slutzsky, Kathy Englert, Donald & Martha Ponge, Walter Merriam, Nadia Schepp, Karrie & Jason Catalino, Robert Michiel, Chelsea & Corinne Fuller, Bob Eggleston, Sara & Chris Bollinger, Eileen Krell, Anthony DeVincenti?, Jaya Nemani, Jen & Rob Winter, Howard Woronor, Laurie Obrist, Linda & Peter McShane, Jacob & Sandra Niziol, Rite & Suresh, David Brittain, Carmela Peters, Susanne Oliver, Kara & Drew Clippard, Doug & Sue Burns, Betsy Merriam, Jamie Pomilio-Mulcahy, John Hamilton, James Horton, James & Susan Ryan, Linda Jones, Elaine Denton, Kathleen Best, Chuck White, Cathy Kousmanidis, Marlene Blumin, John Loeffler, Matt Mulcahy, France Smith, John Burns, Tom Blair, Barbara Mikalas?, Liz & Mary?, Gunther Kascha, Don Gates, Trevor Gates, Wilson Simmons.

The Pledge of Allegiance was recited.

Minutes

Member McGrew made a motion seconded by Member LeRoy and carried unanimously to approve the minutes of June 24, 2019.

Member Gilbert made a motion, seconded by Member Crossett and carried unanimously to approve the minutes of July 8, 2019. Members Gilbert and McGrew abstained.

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

Mr. Robert Eggleston, Architect, stated that they were before the Board 2 weeks ago and that they were here tonight for a recommendation to the Town Board for a Special Use Permit.

Member Leroy made a motion, seconded by Member McGrew and carried unanimously to send a positive recommendation to the Town Board for a Special Use Permit for this application. (Please see attached resolution)

Attorney Sutphen reminded the Board that the Public Hearing will take place at the Town Board level.

Revive Syracuse Home Rescue LLC, 7189 East Genesee St., Fayetteville, NY 13066

Accessory Use Permit – Real Estate Office– 7189 East Genesee St., Fayetteville, NY 13066

Tax Map # 087.-07-48.2

Don Palumbo, Owner, gave some background on the property and made a presentation for his plan. He then explained that he would like to lease the front half of the building (the 1st and 2nd floor of the front half of the building) to a Real Estate Broker, Better Homes and Gardens Select. Hours of operation will be 8:30am – 5pm, Monday-Friday.

Chairman Lupia stated that there was an error on the Agenda and this item is indeed for a Real Estate Broker office, not an Apartment.

Member Gilbert made a motion, seconded by Member LeRoy and carried unanimously to hold a Public Hearing on August 12, 2019 at approximately 6:35pm.

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

PUBLIC HEARING – 2-Lot Subdivision/Site Plan – Chase Bank – Towne Center

Tax Map # 087.-01-18

Kate Johnson, COR Development, Andy Hart, Bergman Associates and Carly Hansen, COR Development were present to speak about the project.

Ms. Johnson made a presentation of the planned project. She stated that the gazebo, planters and such are going to stay in their current locations. The clocktower will have to be moved, so it will be more central in the park area.

Attorney Sutphen reviewed the Long Form EAF with the Board.

Member Mento made a motion, seconded by Member LeRoy and carried unanimously to issue a Negative Declaration in regard to SEQR with the condition that Lot 10B always remain a park-like setting and not be commercially developed.

Member LeRoy made a motion, seconded by Member McGrew and carried unanimously to open the Public Hearing at 7:10pm.

1. Resident from Burdick St. – concerned about the effect the drainage that this project will have on his property;

2. John Hamilton – Euclid Dr. – Not in favor of the project; concerned about pedestrian access to Towne Center, sidewalks; he would like the gazebo to be taken out and a garden to be planted;
3. Resident from 102 Warner Rd. – Opposed to the project; she uses the gazebo;
4. Ellen McGrew – Limberlost Lane – concerned about the visual impact that the building will have on Town Center; concerned about the trees on the property, are they coming down; Ms. Johnson said that the trees are staying;
5. Chelsea Fuller – concerned about the lack of green space;
6. Ms. Wilson – 106 Fayette Circle – concerned about drainage; too much parking and traffic concerns; concerns about animals; flooding;
7. Robert Taylor – 102 Fayette Circle – already another bank nearby, don't need another one so close;
8. Kerry – 300 Fayette Drive – concerned about long term traffic issues; asked about pedestrian walkways.

Member Crossett made a motion, seconded by Member Gilbert and carried unanimously to close the Public Hearing at 7:36pm.

Conversation ensued regarding the Public input about the project.

Member LeRoy made a motion, seconded by Member Crossett and carried unanimously to table the Application until August 12, 2019.

Chairman Lupia told the audience that the Board was going to take a 5-minute break before moving onto the next Agenda item.

**Woodland Hills Subdivision (Hoag Lane Development), 201 Solar Street,
Syracuse, New York 13204**
**PUBLIC HEARING - Site Plan - 21-Lot Subdivision – 5290-5320 Hoag Lane,
Fayetteville, NY 13066**
Tax Map # 104.-01-39.2

Attorney Tom Blair representing the applicant, presented the project, giving a brief overview.

Chairman Lupia stated that before a Public Hearing, the Planning Board will usually determine SEQR, but in this instance the Board would like to hear from the Public and have determined that it will undertake the SEQR review process at later date, after public input.

Chairman Lupia asked Engineer Miller about the memo that was written to the Board from Miller Engineering. Engineer Miller reviewed the conventional plan versus the cluster plan regards to the memo. Please see the Letter of Miller Engineering dated, July 19, 2019 which is incorporated by reference herein.

Attorney Sutphen read aloud a proposed resolution which had been delivered & reviewed by Planning Board members in advance of the meeting regarding a

determination as required to a maximum number of lots a conventional plan would allow.

Member Gilbert made a motion, seconded by Member Mento and carried unanimously to adopt the resolution to have the maximum number of Lots on the property be 21 according to the resolution attached hereto.

Member Crossett made a motion, seconded by Member LeRoy and carried unanimously to open the Public Hearing at 8:20pm.

Chairman Lupia stated that the Board has received letters from the following residents: Chelsea Fuller, Douglas & Susan Burns, Paul & Alice Massa (2 Letters), Gary Slutzsky, Rose & Gunther Kascha, Howard & Linda Hollander, Jacob & Sandra Niziol, Barbara Ulrich, an email from Erin Poole.

The following members of the public spoke, with a brief summary of each herein:

1. Matt Mulcahy – 7815 Karakul Lane – concerns about green space, drainage, wetlands, streams, one way in and one way out of the development, issues with the HOA, project in multiple phases? How many years?, concerns about the SWPPP, the original application & EAF of the application and traffic concerns;
2. Nadine Bell, Attorney – Representing Hoag Lane concerned Neighbors group: summarized her letter previously submitted to the Board including: there will be adverse effects on the neighborhood; setbacks on a couple of lots; the conventional plan is flawed; drainage/flooding concerns; easement issues; HOA and stormwater issues; concerns with the school district; sanitary sewer concerns;
3. Kathy Engler – 516 South Manlius Street – project will benefit the community; has traffic concerns;
4. Eileen Krell – 5205 Hoag Lane – drainage concerns;
5. Doug Burns – 5268 Hoag Lane – drainage concerns; oversized ponds; who is going to do the up-keep on the wet pond?; schools will be overcrowded; traffic concerns;
6. David Brittain – creek concerns; traffic issues, school overcrowding; property values; drainage concerns; concerned about the ponds and how deep they will be;
7. Nadia Hullar-Schepp – 611 South Manlius Street – in favor of the project; the project will have a positive impact on small businesses in the area;
8. Paul & Alice Massa – 612 Churchill Court -concerns on the ponds; pollution, sewage and noise control issues; tree concerns; adjoining lot size concerns; concern about the construction staging area;
9. Kathy Best – 8507 Woodbox – concerned about drainage and maintenance of drainage issues as reflected in prior subdivisions;
10. Ellen Hoffer- Predmore- 5103 Shiraz Lane (corner of Hoag and Shiraz) - concerns about 21 new houses being built when there are already so many for sale; what is the timeline for the project?; traffic concerns; issues with the pond;

entrance & exit concerns into the development; drainage concerns; underground water concerns; is there going to be mosquito spraying now that there are going to be ponds?;

11. Mary Ellen Branson – 5120 Shiraz Lane – progress is a good thing, not against it but; drainage & storm sewer concerns;
12. Don Ponge – 5117 Shiraz Lane – traffic concerns; Hoag Lane is already undersized; water concerns;
13. James Ryan – Shiraz Lane – questions the water issues;
14. James Horton – 5228 Hoag Lane – water issues/concerns; safety concerns on the roadway; concerned about when building will begin (time);
15. Ms. Wilson – 107 Dawley Road – traffic concerns; drainage concerns;
16. Maury – 103 Dawley Road – thinks the plan is good; wants it to be done right;
17. Dylan – 7821 Karakul Lane – good plan, not opposed to it;
18. Jason Maxon – Brickyard Falls Area – concerns about water; school numbers have dropped;
19. Alice Massa – Hoag Lane – read a letter from a water Engineer from ESF;
20. Gary Slutsky– 5112 Muirfield Drive – drainage concerns; wants no new development until drainage/water issues are fixed that are present in the area;
21. Shawna Teelin – grew up on 5152 Hoag Lane – read a letter from residents at the stop sign on Hoag Lane – Michael and Karen Murphy – they do not approve or support the development; Ms. Teelin would like to see new construction;
22. Jamie Pomilio-Mulcahy – 7185 Karakul Lane – spoke about houses for sale in the area; the Town does not need new construction;
23. Ann Barton – 316 Dawley Rd. – concerned about road width and safety of people walking on the road; concerned about one way in one way out of Hoag Lane;

Attorney Tom Blair told the Board that the following people have written letters to him in favor of the project: James Blasting, Lauren Muraffa, Andrew Fish, CenterState CEO, Christopher Teelin. Attorney Blair gave the letters to the Clerk.

Member Gilbert made a motion, seconded by Member Crossett and carried unanimously to adjourn the Public Hearing until August 26, 2019.

Chairman Lupia stated that the Board would like to hear more from the Onondaga County Planning Board before a decision is made.

OTHER BUSINESS

With there being no further business, Member Gilbert made a motion, seconded by Member LeRoy and carried unanimously to adjourn the Regular Meeting at 10:08pm.

Respectfully submitted,
Lisa Beeman, Clerk