

**VILLAGE OF MANLIUS
PLANNING BOARD
February 10, 2015**

Present: Chair, John Urciuoli, Erik Hehl, Linda Hatch, Angelo Testani

Others: Trustee Nancy Pfeiffer, Attorney Brad Hunt, Lance Brabant, Mike Wohlwend, Mary Ann Wervey, Jerry Menter, Michael Silberberg, Mark Bethmann, Bill Evertz, Neville Groomberg, Matt Hodinger, Kelsey Reynolds, Ricardo Avila, Kelsey Reynolds

Absent: Brian Mullett

Chairman John Urciuoli called the meeting to order at 7:04 p.m.

Motion made by Chair John Urciuoli, seconded by Mr. Testani to approve the minutes of January 20, 2015.

CVS PHARMACY–Tax Map #024-01-11.1, 024-01-12.1, 024-01-12.2, 024-01-10.1, 024-01-13.0

Representatives from CVS appeared before the Planning Board with a new site plan addressing the comments made by the Planning Board at the meeting held on December 2, 2014. The elevations were revised, dental molding has been added. They also spoke about:

- Types of landscaping for the trees and shrubs
- Dumpster relocation
- Proposed parking spaces decreased from 63 to 60
- Window graphics

They have submitted applications for demolitions, site plan and a subdivision.

All applications will be sent SOCPA for their recommendations.

A Public Hearing will be held on March 17, 2015 for the subdivision application.

Lance Brabant completed a review of the submitted preliminary Subdivision Plans dated January 21, 2015 and Preliminary Site Plans dated January 21, 2015 for the CVS Pharmacy project, prepared by Wohlwend Engineering Group. The following are his comments for the Village Planning Board to consider.

Subdivision Plan

- Existing easements to be abandoned (if any) and all proposed easements should be depicted on the subdivision plat.
- A cross access easements to facilitate legal access from Lot 2 to Lot 1 should be provided.
- All proposed curb cuts should be identified on the subdivision plat to demonstrate access to the site.

Demolition & Site Plans

- The traffic impact study should be forwarded to the Village of Manlius and MRB for their files
- Notes number 4 and 8 of the demolition notes referenced the state of Ohio and should be updated to reflect New York State requirements.
- The demolition plans should identify the proposed construction entrance location and provide a detailed demolition sequence. The demolition sequence should detail how the existing 36" culvert will be disconnected and the runoff rerouted during construction.
- The demolition plan should depict a construction staging area for equipment storage, materials and vehicle parking in order to prevent potential impacts to neighboring parcels and Village streets.
- For the purpose of maintenance, they suggest that the snow storage area near the bioretention facility be relocated further way to prevent potential blockage and the direct discharge of salt/sand into the facility.
- Signature lines for the Village Planning Board Chairman, Village Engineer and Public Works Superintendent should be added to the site plans with the final submission of plans.

Utility Plan

- The design engineer will need to coordinate with the associated utility companies regarding cross access, abandonment/removal of the existing utilities and proposed new locations, connections and capacity. All correspondences should be forwarded to the Village of Manlius and MRB for their files.
- All correspondences from Onondaga County Water Authority (OCWA) regarding their review of the proposed water improvements should be forwarded to the Village of Manlius and MRB for their files.
- All correspondences from Water Environment Protection Agency (WEPA) regarding their review of the proposed sewer improvements should be forwarded to the Village of Manlius and MRB for their files.
- The backflow preventer and RPZ application are to be forwarded to the Village of Manlius Department of Public Works and NYSDOH for review. All correspondences with NYSDOH are to be forwarded to the Village. The proposed location should be identified on the plans.
- Hydraulic calculations supporting the sizing of the proposed water system should be provided for review and included with the Final submission of plans.

- The proposed sanitary sewer lateral should be shown to connect to the existing main with a wye. The plans should be updated accordingly.
- The invert elevations should be labeled on the plans for the proposed stormsewer system and manhole locations.
- Details of the proposed utilities (i.e. water service connection, sanitary lateral, etc.) should be added to the plans.

Grading & Erosion Control Plan

- The erosion and sediment control plan should depict a construction staging area for equipment storage, materials and vehicle parking in order to prevent potential impacts to neighboring parcels and Village streets.
- A detailed construction sequence is to be included detailing the individual steps including installation of all temporary sediment and erosion control measures, clearing and mass grading the site, construction of the bioretention basins, storm sewer system and installation of utilities. The plans should be updated accordingly.
- Details of the proposed erosion and sediment control measures (i.e. silt fence, construction entrance, etc.) should be added to the plans.

Landscaping & Lighting Plan/Misc.

- A lighting plan depicting all existing and proposed site lighting and building lighting locations to be provided. Photometrics and lighting details are also to be provided.
- It is their recommendation that the Planning Board consider requiring an Erosion Control and Site Stabilization surety (LOC) to be provided and accepted by the Village Board of Trustees prior to issuance of the Demolition Permit. A breakdown of the dollar value should be provided by the applicant (Engineers Estimate) and reviewed by the Village Engineer. The surety language should be reviewed and approved by the Village Attorney prior to being accepted by the Village Board of Trustees. The surety should remain on file for the duration of the project and require a final inspection by the Village prior to authoring final release.

SWPPP/Drainage Report

- A Stormwater Pollution Prevention Plan (SWPPP) and all of its attachments will be provided for review as the total disturbance is equal to or greater than 1 acre.

Motion made by Mr. Testani, seconded by Mr. Hehl to adjourn the meeting at 7:50 p.m.

Respectfully submitted,

Connie Stuper, Secretary
Planning Board