

**VILLAGE OF MANLIUS
PLANNING BOARD
MARCH 17, 2015**

Present: Angelo Testani, Erik Hehl, Linda Hatch

Other: Trustee Nancy Pfeiffer, Attorney Brad Hunt, Mary Ann Wervey, Mike Wohlwend, Lance Brabant, Helen Chamberlain, Matt Hodinger, Jane Macrides, Ricardo Avila, Christine Stevens and Tim Palmer, Neville Gruenberg

Excused: John Urciuoli, Brian Mullett

Acting Chairman Angelo Testani called the meeting to order at 7:02 p.m.

Motion made by Ms. Hatch, seconded by Mr. Hehl to approve the minutes of March 3, 2015. All in favor. Motion carried.

CVS – Public Hearing for Subdivision

Acting chairman Angelo Testani read the Public Hearing Notice and opened the Public Hearing. All in favor. Motion carried. Acting Chairman asked the audience if anyone would like to speak. Mary Ann Wervey, Mike Wohlwend and Ricardo Avila presented the subdivision plan. She explained the combination of the lots which creates Lot 2 and the creation of Lot 1. She also gave an overview of the site plan.

Helen Chamberlain has a concern over the corner development, combination of properties and approves the subdivision, but is concerned about the right in right out and the DOT approval. She likes the building design but has issues with the dumpster having a fence surrounding it. She would also like to the dumpster to be surrounded by landscaping instead of fencing. She also talked about the landscaping at the front of the building. Perhaps taller plantings at the front of the building to hide the building.

With no other comments the Public Hearing was closed at 7:12 p.m. All in favor. Motion carried.

Other items discussed:

Lance Brabant gave a review of engineering comments. Status of concerns on the previous comment letter, majority of comments are related to the drainage.

Other comments were about the easement language.

Dumpster detail to be added to the plan against the residential area. Ricardo Avila (architect) stated the dumpster enclosure is going to match the actual building material of the building. This will be a masonry enclosure.

Loading and unloading will be done on the lot and not on the street.

Stormwater management maintenance agreement to be provided – that will be set in stone to provide that the village will not be responsible for maintenance in the future.

Surety will be provided to the Village to protect against damage during construction. Soil erosion, bio retention facilities.etc.

Two areas have light spillage of light is at the cross access points. Assumption that this lights cross access point.

Lance pointed out the spillage at the cross access in response to a detail question from Erik Hehl.

RESOLUTION
Zaremba Group SEQR

The Zaremba Group has submitted a site plan application for the properties at 312 and 314 Fayette St., Manlius NY. The applicant has also submitted applications for subdivision approval, demolition permits, and a special use permit, related to the same project.

Pursuant to the State Environmental Quality Review Act and its implementing regulations, the Planning Board resolves to act as lead agency for purposes of an uncoordinated SEQR review of this unlisted action.

The Planning Board finds that the project is consistent with the Village's Comprehensive Plan and will enhance the environment of the Fayette St. corridor. Drainage is adequately addressed by the plans. The project will not affect historical or archaeological resources.

Based on a review of the Environmental Assessment Form and all other information on file, pursuant to section 617.7 of the SEQR regulations, the Planning Board determines that this project will have no potential significant adverse environmental impact.

Motion made by Mr. Hehl, seconded by Ms. Hatch to approve SEQR. All in favor. Motion carried.

APPROVED.

Dated: March 17, 2015

Roll Call Vote:

	Aye	Nay	Other
Acting Chair Angelo Testani	<u>X</u>	—	—
Ms. Hatch	<u>X</u>	—	—
Mr. Hehl	<u>X</u>	—	—
Mr. Mullett	—	—	<u>X (Absent)</u>
Mr. Urciuolo	—	—	<u>X (Absent)</u>

Window graphics were discussed. These will be included with their signage permits (not with the site plan).

RESOLUTION
Zaremba Group - Site Plan

The Zaremba Group has submitted a site plan application for the properties at 312 and 314 Fayette St., Manlius NY, including a package of plans submitted at the Planning Board meeting on March 17, 2015.

The Planning Board hereby grants final site plan approval and finds that the requirements of section 99-37 (D) of the Village Code have been satisfied.

This final site plan approval is subject to the following conditions, which must be met before any demolition or building permit will be issued:

- The applicant shall provide an Erosion Control and Site Stabilization surety (letter of credit) in an amount determined by the Village Board. A breakdown of the dollar value should be provided by the applicant (engineer’s 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. The surety should remain on file for the duration of the project and require a final inspection by the Village prior to authorizing final release,;
- The applicant shall enter into an agreement with the Village Board providing for the applicant’s operation and maintenance of the stormwater drainage system. This shall be submitted to the Village for acceptance prior to the plans being signed;
- The applicant shall obtain a special use permit for the proposed drive-through from the Village Board;
- The applicant shall obtain permits from all pertinent regulatory agencies and authorities.
- Any other legal and engineering requirements as determined by the Village Engineer and Village Attorney.

The applicant shall submit a set of final signed site plans for filing with the Village Clerk. Signature lines for the Planning Board Chairman, Village Engineer, and Public Works Superintendent shall be added to the final plans.

Motion made Mr. Hehl, seconded by Ms. Hatch to approve the Site Plan with all of the exceptions stated in the resolution. All in favor. Motion carried.

APPROVED.

Dated: March 17, 2015

Roll Call Vote:

	Aye	Nay	Other
Acting Chair Angelo Testani	<u>X</u>	___	___
Ms. Hatch	<u>X</u>	___	___
Mr. Hehl	<u>X</u>	___	___
Mr. Mullett	___	___	<u>X(Absent)</u>
Mr. Urciuoli	___	___	<u>X(Absent)</u>

RESOLUTION
Zaremba Group – Subdivision

The Zaremba Group has submitted a site plan application for the properties at 312 and 314 Fayette St., Manlius NY. The site plan application includes a proposed subdivision plat dated January 21, 2015.

The Planning Board determines that the cross connections, parking, and internal circulation networks proposed for Lot 2 do not preclude the possibility of locating a second building directly along the Fayette Street frontage on proposed lot 1.

Pursuant to section 99-11.2©(9) and chapter 87 of the Village Code, the Planning Board hereby grants subdivision approval and approves the lot layout depicted on the proposed subdivision plat. This subdivision approval is subject to the following conditions, which must be satisfied before the subdivision plat is signed and filed:

- Easement maps and descriptions for all proposed easements should be provided by the applicant for review and approval of the Village Attorney.

Motion made by Mr. Hehl, seconded by Ms. Hatch to approve Subdivision Plan with all the exceptions stated in the resolution. All in favor. Motion carried.

APPROVED.

Dated: March 17, 2015

Roll Call Vote

	Aye	Nay	Other
Acting Chair Angelo Testani	<u>X</u>	___	___
Ms. Hatch	<u>X</u>	___	___
Mr. Hehl	<u>X</u>	___	___
Mr. Mullett	___	___	<u>X(Absent)</u>
Mr. Urciuoli	___	___	<u>X(Absent)</u>

RESOLUTION
Lantern Projects, LLC Demolition Permit

Lantern Projects, LLC has submitted a demolition permit application for the property at 314 Fayette St., Manlius NY. Pursuant to Chapter 37 of the Village Code, the Planning Board hereby approves the demolition permit application.

The applicant shall be required to obtain a demolition permit from the Code Enforcement Officer, subject to all requirements of Chapter 37 of the Village Code that are not waived by the Planning Board. These requirements include but are not limited to: (1) the provision of liability insurance naming the Village and its officers and employees as additional insureds, in an amount determined by the Village Board and in a form approved by the Village Attorney (should the Village Board determine that insurance is necessary); and (2) security in the form of cash or a letter of credit acceptable to the Village Attorney, in an amount to be determined by the Code Enforcement Officer (should the Code Enforcement Officer determine that any security is necessary), to ensure that the demolition work and site restoration is satisfactorily completed. In addition, the applicant shall obtain approval from the Onondaga County Health Department regarding extermination prior to the issuance of a demolition permit

The Planning Board hereby waives the requirement of a public hearing.

Motion made by Mr. Hehl, seconded by Ms. Hatch to approve the Demolition Permit with all the exceptions stated in the resolution. All in favor. Motion carried.

APPROVED.

Dated: March 17, 2015

Roll Call Vote:

	Aye	Nay	Other
Acting Chair Angelo Testani	<u>X</u>	___	___
Ms. Hatch	<u>X</u>	___	___
Mr. Hehl	<u>X</u>	___	___
Mr. Mullett	___	___	<u>X(Absent)</u>
Mr. Urciuoli	___	___	<u>X(Absent)</u>

RESOLUTION

Bermiceli Management Demolition Permit

Bermiceli Management has submitted a demolition permit application for the properties at 312 Fayette St. and 100 Elmbrook Dr., Manlius NY. Pursuant to Chapter 37 of the Village Code, the Planning Board hereby approves the demolition permit application.

The applicant shall be required to obtain a demolition permit from the Code Enforcement Officer, subject to all requirements of Chapter 37 of the Village Code that are not waived by the Planning Board. These requirements include but are not limited to: (1) the provision of liability insurance naming the Village and its officers and employees as additional insureds, in an

amount determined by the Village Board and in a form approved by the Village Attorney (should the Village Board determine that insurance is necessary); and (2) security in a form of cash or a letter of credit acceptable to the Village Attorney, in an amount to be determined by the Code Enforcement Officer (should the Code Enforcement Officer determine that any security is necessary), to ensure that the demolition work and site restoration is satisfactorily completed. In addition, the applicant shall obtain approval from the Onondaga County Health Department regarding extermination prior to the issuance of a demolition permit.

The Planning Board hereby waives the requirement of a public hearing.

Motion made by Mr. Hehl, seconded by Ms. Hatch to approve the Demolition Permit with all the exceptions stated in the resolution. All in favor. Motion carried.

APPROVED.

Dated: March 17, 2015

Roll Call Vote:

	Aye	Nay	Other
Acting Chair Angelo Testani	<u>X</u>	___	___
Ms. Hatch	<u>X</u>	___	___
Mr. Hehl	<u>X</u>	___	___
Mr. Mullett	___	___	<u>X(Absent)</u>
Mr. Urciuoli	___	___	<u>X(Absent)</u>

Motion made by Mr. Hehl, seconded by Ms. Hatch to adjourn the meeting at 7:38 p.m. All in favor. Motion carried.

Respectfully submitted,

Connie Stuper, Secretary
Planning Board