

**Village of Manlius  
Planning Board  
June 5, 2012**

Present: Co-Chairperson Karen Ryon, Marilyn Jeffery, Janet Webb, Linda Hatch

Others: Trustee Nancy Pfeiffer, Code Enforcement Officer David Tessier, Doug Miller, Sue Landes, Leon Westcott, Paul Terwilliger, Kurt Wendler, Jim King, Tim Bonaparte, Chris Nucерino, Chad Rogers, Hal Welsh, Chuck Beeler, Denny Baldwin, Lesley Wilcox, Dennie Taft, Maureen Wappeala, Matt Hodinger, John Dunkle, Attorney Brad Hunt

Excused: John Urciuoli

Called the meeting to order at 7:00 p.m.

Motion made by Mrs. Jeffery, seconded by Mrs. Webb to approve the minutes of May 1, 2012. All in favor. Motion carried.

**Nothing New Antiques & Collectibles**

Susan Landis appeared before the Planning Board seeking approval for an attached roof sign. Dimensions of the sign face will be 2' in height by 8' in width equaling 16 sq. ft. Height of the letters will be 10" Nothing New and 5" Antiques & Collectibles. Sign material will be wood with vinyl lettering. Sign will not be illuminated. Wording will be NOTHING NEW ANTIQUES & Collectibles. Colors will be an ivory background with teal letters. Sign will be attached to the roof.

Pursuant to SEQR, the Village Planning Board acknowledged and confirmed this is a Type II action with no significant adverse environmental impacts. Motion made by Mrs. Jeffery, seconded by Mrs. Webb. All in Favor. Motion carried.

Motion made by Mrs. Jeffery, seconded by Ms. Hatch to approve the aforementioned sign application. All in favor. Motion carried.

**Oviatt Hearing**

Leon Westcott, representing Oviatt Hearing, appeared before the Planning Board seeking approval for an attached sign. Dimensions of sign face will be 32" in height by 144" in width equaling 32 Sq. Ft. Height of letters will be 18.5" and 3.5". Sign material will be lexan for the face in an aluminum cabinet. Sign will be illuminated by interior lighting (Opaque surround). Wording will be Oviatt Hearing & Balance, We Listen. White letters on a green background, matching the green and white signs already in place at Limestone Commons. Sign will be

placed over entrance. Variance was granted for signs in this plaza on April 28, 2008.

Pursuant to SEQR, the Village Planning Board acknowledged and confirmed this is a Type II action with no significant adverse environmental impacts. Motion made by Mrs. Jeffery, seconded by Mrs. Webb. All in Favor. Motion carried.

Motion made by Mrs. Jeffery, seconded by Ms. Hatch to approve the aforementioned sign application based on the ZBA and Planning Board granting a variance for all signs in the plaza for size, letters and colors in the minutes of April 28, 2008. Green background of sign to match existing signs at Limestone Commons. Sign will be on a photocell and or a timer. Sign will not be illuminated past 10 p.m. All in favor. Motion carried.

### **YMCA**

Jim King representing the YMCA appeared before the Planning Board requesting a site plan to expand the parking lot. There are currently 62 spots and 78 spots will be added with a bus turn around totaling 140 spots. The five outside tennis courts will be replaced with the additional 78 spots for parking. There will be 4 light poles in the new parking area. Security lighting will remain as is. Trees will be removed between the new parking lot and building. Applicant will look into preserving some of the existing trees. One exit door will be added. Front lawn will be maintained as is. A sidewalk will be added to run from the building to the street. Request the Village Board hire a village engineer for this project.

The following will be needed:

- Topographical survey full size
- Needs to go to SOCPA
- Send to Fire Department for their recommendation
- Village engineer to review drainage
- Photometrics
- Site plan to also include plantings, screening and lighting

A Public Hearing has been set for July 11, 2012 at 7 p.m.

Matt Hodinger questioned the need for a traffic study.

### **Centerfield Court Phase II**

John Dunkle, representing Centerfield Court, appeared before the Planning Board requesting final site plan approval for phase II of his subdivision. Phase II will be for 9 lots. Lot lines have not changed from the preliminary plan. The only difference is the stormwater drainage

facilities. There are 4 drainage proposed easements. Two being infiltration basins. A covenant is in effect for Phase I and there will be covenants for Phase II. There will be no sidewalks. The applicant will preserve the wooded area as much as possible. Trees will be removed for the road, utilities and stormwater management areas.

The Planning Board requests that the Village Board hire an engineer for this project.

The following needs to be done by the next meeting:

- Minutes for Phase I
- Copy of the covenants
- Lamp posts and trees to be added to the plan
- Send to SOCPA
- Send to Fire Department for their recommendation
- Village engineer to check drainage in connection with all necessary engineering concerns

A Public Hearing will be set for July 11, 2012 at 7 p.m.

#### **David Tessier**

- Key bank will be moving their sign 2' closer to Stickley Dr and 6' further back from Route 92 because of underground utilities
- Burger King will be making improvements (roof, walls) to their building-was told they would need a site plan review
- The former New Dimensions on Seneca Street has been bought and will be making renovations.

#### **Marilyn Jeffery**

- 309-311 Smith St. has issues with code violations.
- 101 Smith St. David Tessier said a letter has been sent to the owner requesting that the building be taken down or fixed
- Questioned the zoning updates. Trustee Pfeiffer will get back with information

Motion made by Mrs. Jeffery, seconded by Mrs. Webb to adjourn the meeting at 8:50 p.m. All in favor. Motion carried.

As a reminder the next Planning Board meeting is scheduled for Wednesday, July 11, 2012, at 7:00 p.m. If you are unable to attend, please contact me at 682-9171.

Respectfully submitted,

Connie Stuper, Secretary  
Planning Board