

**TOWN OF MANLIUS
PLANNING BOARD MINUTES
December 28, 2020**

APPROVED

The Town of Manlius Planning Board convened with the members live streaming from their homes and in accordance with the Executive Order of the Governor to assure compliance with the Open meetings Law. Chairperson Joseph Lupia presided, and the following Members were present: Fred Gilbert, Ann Kelly, Mike LeRoy, Arnie Poltenson and Richard Rossetti. Also, present were Attorney Jamie Sutphen and Town Engineer Douglas Miller.

Absent: Member Mento

Other persons attending the virtual meeting: Tom Oot, Tom Douglas.

The Pledge of Allegiance was recited.

Minutes

The minutes of December 14, 2020 were tabled.

Brolex Properties – 5912 North Burdick Street, East Syracuse, NY 13057
Subdivision and Site Plan – Freeman Estates – 12 Lots – 7430 Highbridge Road,
Fayetteville, NY 13066
Tax Map # 101.-02-02.1

Tom Oot spoke on behalf of the applicant. He stated that they would like the 278 consideration for clustering using the R3 Zoning that was previously approved for the site. The upper 5.8 acres is the only portion of the property that will be developed. All of the stormwater management is on the upper portion, they did not have to put any stormwater in the lower section of the property. There are also no catch basins. There is a short section of Town roadway and the developer has agreed to install a grass island in the center of the cul-de-sac based on the Highway Superintendents request. The island itself will be maintained by the HOA. Private driveways will service the homes and will be maintained and cared for by the HOA.

The 17 acres on the back of the site will be covenants, they will agree to leave it forever wild/greenspace, subject only to walking trails to be located where the HOA agrees to put them. The purpose will be a restriction of a minimum of 20' of separation between anything that is built, whether its now or in the future. The covenants will prohibit the cutting of live trees on the embankments, storage sheds, unregistered vehicles, boats, fences, swimming pools, etc.

Member Rossetti asked about the original application calling for 12 duplexes. Mr. Oot said that they are now looking at 12 detached homes.

Member Poltenson likes the idea of the covenants and is concerned about them being

enforced by the HOA moving forward. Mr. Oot said that the only way an HOA can enforce the covenants is to have money on hand to do it. So, if the HOA is not collecting revenue on a regular basis, they will not be able to enforce the covenants. They will have a full offering plan so that each homeowner will pay a monthly fee, maybe \$300 a month, it will be for lawn care, snow removal, trees and shrubs, leaf removal, etc. There will also be a reserve for legal funds.

Conversation ensued regarding HOA's.

Member Rossetti wanted some clarification. The applicant responded that it is looking for a subdivision under article 278 for 12 single family homes.

Mr. Oot stated that the preliminary plan will be prepared by the Surveyor and he is working to get that and will deliver it as soon as it is completed.

There was clarification that if this was really a 13 Lot Cluster Subdivision with 12 building lot and the plans will be renumbered.

The Board tabled the matter until further information and complete plans are received.

Abundant Solar, 700 W. Metro Park, Rochester, NY 14623
Initial Presentation - Site Plan and Special Use Permit –
Solar Array – 5701 Bowman Road, East Syracuse, NY 13057
Tax Map # 074.-01-06.1

Chairman Lupia stated that the Applicant, Abundant Solar contacted the Planning and Development Office and said that they were not prepared to be on the Agenda this early. They will call the office when they are ready to be on the Agenda.

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

Tom Douglas, Rudy Zone and Scott Freeman were present for the applicant. Mr. Douglas stated that he submitted the DEIS report to the Town last week.

Attorney Sutphen advised the Board that per SEQRA rules, the Board now has 45 days from date of submission to determine whether this document is “complete” and adequate for public review.

Chairman Lupia asked Mr. Douglas what parts of the binder is new information? Mr. Douglas said nothing in the binder is new information, rather the information is just reformatted and better organized to make it more easily understandable to read. Chairman Lupia stated that the Board would need more time to review the entire document that was submitted.

Attorney Sutphen stated that the issues now presented as Engineering issues. The

Board was reminded that there were 6-7 specific questions addressed in the positive declaration. The Board's next step is to make sure that what has been presented is complete for the next steps of SEQRA.

Member Kelly inquired about the 7 questions that needed to be answered from the last meeting. Mr. Douglas stated that the 7 questions were answered in great detail in what was presented.

Chairman Lupia said that the application would be tentatively put on the Agenda for January 11, 2021 pending advice from the Town Engineer. "Completeness" of the DEIS is the next matter to be determined.

With there being no further business, Member Gilbert made a motion, seconded by Member Rossetti, and carried unanimously to adjourn the Regular Meeting at 7:14pm.

Respectfully submitted,
Lisa Beeman, Clerk