

**TOWN OF MANLIUS
PLANNING BOARD MINUTES
MARCH 9, 2015**

APPROVED

The Town of Manlius Planning Board met in the Town Hall at 7:00 PM with Chairman Susan Moliski presiding and the following Members were present: Donald Crossett, Fred Gilbert, Ann Kelly and Joseph Lupia. Also present were Attorney Timothy Frateschi and Town Engineer Douglas Miller.

Also Present: Ellen & Mike McGrew, Garry & Margaret Nichols, Donald Severy Jr., H. Kale, Kazim Chohan, Dorothy & Louis DiMento, Lee Salvetti, Tom Crwin, John Hefti, Greg Sgromo and Kurt Honis.

The Pledge of Allegiance was recited.

Minutes: The Minutes of 2-23-2015 will be held until the next Meeting.

**Konrad Developers LLC, Sugarland Dr. & Glen Eagle Dr., Manlius, NY
Continued-Hollington Woods Preliminary 5 Lot Subdivision-Phase 2
Tax Map #115-04-02.3**

Greg Sgromo of Dunn & Sgromo Engineers, PLLC, representing the applicant submitted a SWPPP dated 3-2012, revised 11-6-2012, Contract Drawings that included Sheets C1.0, C1.1, C2.0, C2.2 and C.2.3, a proposed FIRM dated 6-5-2015, File No. 109-002, Fig. 10, a proposed effective Flood Map dated 1-22-2014, File No. 1089-002, Fig. 4 all done by Dunn & Sgromo Engineers, a Preliminary Map dated 7-26-2010, revised 3-9-2013 by Cottrell Land Surveyors, P.C, a letter from the ACOE dated 6-5-2014, an e-mail from Ellen Hahn dated 11-9-2012 and a letter from the Manlius FD dated 12-1-2014.

Also submitted from Miller Engineering were 2 e-mails. One dated 2-25-2014 in reference to OCDWEP and OCWA's services and the other a Hollington Woods SWPPP review.

Mr. Sgromo stated that they did a Wetland Study and that there are no Wetlands on the site. FEMA has issued a conditional letter of Map Revision with modification to the flooding and Flood Plain. They have talked to the Highway Superintendent and he has raised some concerns in terms of the culverts being structurally sound. Four (4) houses are proposed to be off a Private Drive out the end Sugarland Drive, with that Private Drive being built to Town specs. Three (3) of those homes would be in the Flood Plain. One (1) house will be off of a Private Drive off of Glen Eagle Drive where they are going to place a 20 foot wide culvert over Craine Brook and that they will put in fill.

Mr. Sgromo showed a set of pictures. As part of the FEMA Study for the modifications of the Flood Plain and Floodway he showed a picture of the existing Flood Plain Maps in place in army green, much more topography, with limits of the Flood Plain which extends to the backyards of

Sugarland and Bentbrook. They will not modify the limits of the Flood Plain

He explained their drainage model for the site.

They are proposing to build the five (5) houses, Three (3) are in the Flood Plain or partially in it, they are going to raise them out of the Flood Plain by having fill around on the sites.

He explained about the Detention Basins and removing the bend in Craine Brook, which he said should improve flooding conditions behind BentBrook and Sugarland.

He showed a Map showing an overlay of the Flood Plain.

He stated that most of the fill will be from the site and none will be brought in.

He explained that Craine Brook use to go behind the houses on Sugarland Drive, before the original Subdivision was built. Bentbrook is in the Flood Route for the water going down, to the Detention Pond along Rte. 289.

They are not pushing water downstream to other areas. There is the same amount of water but it's going in different directions. The proposed Detention Basin is in a Flood Plain but the water will seep in more slowly. Mr. Sgromo gave a detailed explanation as to how water in a Detention Basin work even if it's in a Flood Plain

With their study that made sure that the Floodway through their Roads keep the water west of the hammerhead off of Sugarland Drive.

Mr. Sgromo said the easement has grown in, grading may not be effective and that may be holding the water back from the Basin.

He showed some pictures of the 2004 significant storm event, that wasn't a 100 year event and explained the areas.

Mr. Miller stated that a lot of communities don't allow Retention Basins in 100 year Flood zones. The model presented here indicates that it will work. Something to take into account is it can be inundated with back to back storms. Documents that came back from FEMA indicates that that critical component that this Board should look at and FEMA is mandating is a Maintenance Program for the entire Subdivision so that assumptions that were made in modeling everything, the grade, line, sediment be taken care of. Without the Maintenance Program, the engineering will not work. The ACOE has stated that the area noted Forever Wild will be an area for a habitat dedicated for the Indiana Bat. It is critical to get all of those components into the Maintenance Plan, the elevations of the roads and the Houses, what's

going to be put in and around the Subdivision. Would it make more sense to have those Basins outside of the Flood Plains is also a good question.

Mr. Sgromo stated that additional runoff is insignificant for a 10 acre development. The Detention Basins would be full, some impact on a 100 year Storm event. With the two (2) basins and taking out the bend in Craine Brook working together will offset the proposed changes to the land. He believes that very little water coming off some of those building sites during a typical Storm event because there is a lot of woods, open area and that the channel flows through swales.

Member Gilbert stated that the Board's intention is to not have the runoff any worse. He's concerned that if these Basins are full and you get one of those storms, the runoff is going to be worse with these five (5) homes creating additional impervious ground.

Mr. Sgromo will get additional information on this, to explain how Basins work in the Flood Plain.

Member Kelly stated that she never remembers that property being dry.

Mr. Sgromo stated that there were dig holes at every house site and it perked very well. They are confident that it will drain. The Basin is bigger than required.

Member Lupia stated that he likes the stream re-location area; it looks like it's going to help Sugarland Drive especially the south side. His question is if it's going through a Basin area what's going to cause the stream to continue to go across the Basin area and not spill out the sides of the Basin?

Mr. Sgromo stated that they have to raise that area down towards Sugarland Drive a couple of inches. It doesn't take that much for it to jump that area and it looks like about 6 more inches of a bank in there will easily stop any jumping down Sugarland.

Chairman Moliski inquired about erosion control.

Mr. Sgromo stated that it will be monitored, low flow channel, lined with stone will keep the flow going in the right direction and vegetate it very nicely.

He also stated that they had met with a few neighbors and got some important information. A gentleman by Glen Eagle Drive that has some erosion problems, when the developer has his machine in there they will work with him to help him with the erosion problem.

Member Kelly inquired about increasing the size of the culverts.

Mr. Sgromo stated that you want an overland Flood Route.

Attorney Frateschi stated that from the last meeting on this application there were discussions about the straitening of Craine Brook, which the Board felt would be a helpful good idea, Detention Basin, the question was who was going to do the work and maintain the drainage control facilities. FEMA gave permission to straighten the Brook and the applicant has agreed to do that. The approval from FEMA is contingent on a Maintenance and Operation Agreement Plan that would have to be between the Town and the Developer. Those things still have to be done which will be a process. The Developers' Attorney has agreed to create an HOA which would be responsible for the maintenance and operation of all of the facilities. All of these would have to be in place before Final Subdivision approval.

Mr. Miller, when asked by the Board for his opinion stated that there are 3 or 4 other areas in the town that have these conditions, their yard and driveways are flooded. So, it should be a clear notice to buyers that when it rains there is potential that your Drive and yard are going to flood and as the Attorney stated it would be the Homeowner's responsibility to work within the perimeters.

Attorney Frateschi stated that some type of recorded notice, something in the Deed relates to the Subdivision Map to see what's in place. He will take this up with the Developer's Attorney.

Member Gilbert inquired about sump pumps.

Kurt Honis stated that sump pumps will be in all of the houses.

The Board requested a modified letter from the Manlius FD that they are still Okay with this Plan if there is a foot of water/ice over the Road.

It was stated that the Private Roads, Utilities and Detention Basins and etc. will not be the responsibility of the Town.

After a discussion it was decided that the applicant will submit a new 5 Lot Preliminary Subdivision Map without all of the data that is on the currently submitted Map.

After a discussion, Member Gilbert made a motion, seconded by Member Kelly and carried unanimously to hold a Public Hearing for this application on Monday, March 23, 2015 at approx. 7:05 PM.

With there being no further business, Member Crossett made a motion, seconded by Member Gilbert and carried unanimously to adjourn the Regular Meeting at 8:00 Pm to enter into Executive Session to discuss a personnel matter.

Respectfully submitted,
Barbara A. Smith, Clerk

EXECUTIVE SESSION MEETING MINUTES

Executive Session

March 9, 2015

Member Gilbert made a motion, seconded by Member Lupia and carried unanimously to close Executive Session and re-enter Regular Session.

The Planning Board re-entered Regular Session at 8:20 PM.

There being no further business to come before the Board, Member Gilbert made a motion, seconded by Member Crossett and carried unanimously to adjourn the Regular Session at 8:22 PM.

Submitted by:

Timothy Frateschi
Attorney for the Planning Board