

**TOWN OF MANLIUS
PLANNING BOARD MINUTES
MARCH 23, 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, Dorothy DiMento, John Hefti, Greg Sgromo, Deborah Hundley, Bill Savery, Maria Honis, Phil Batton, Sarah Berman, Lorraine Tompkins, Joe Zagraniczny, Ruben Lugo, Colleen Smith, Robert Humphrey, Anthony & Rina Dimento

The Pledge of Allegiance was recited.

Minutes: Member Gilbert made a motion, seconded by Member Kelly and carried unanimously to approve the Minutes of February 23, 2015.

Member Lupia made a motion, seconded by Member Gilbert and carried unanimously to amend and approve the minutes of March 9, 2015.

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

Greg Sgromo of Dunn & Sgromo Engineers, PLLC, representing the applicant gave a brief overview of the above project. He stated that there was an information meeting he held at the Town Hall last week regarding the project with some of the neighbors.

Attorney Frateschi stated that the applicant has filled out a Short Environmental Assessment Form ("EAF"). The Town Engineer, Doug Miller and the Attorney have gone through it. The Attorney stated that after reviewing the EAF with the Engineer they do not see that this project will have any significant environmental impact except for possibly drainage; they do not think that there will be any detriment to the character of the neighborhood because it is zoned properly for homes and there are only five homes proposed to an already existing subdivision that has dozens of homes. The two identifiable areas that have a potential for a moderate to large impact are: (i) the Indiana Bat, which is an endangered species (Mr. Sgromo said that the DEC is ok with development as long as they don't disturb certain trees during the months of May to October); and (ii) the biggest issue we've been talking about for the last 2 years is drainage. The main environmental impact is the drainage issue. The applicant has proposed a SWPP that he believes will make the situation no worse than exists now, if not better. Based on that SWPP and the mitigation required by DEC related to the Indiana Bat, Attorney Frateschi has prepared a resolution issuing a negative declaration under SEQRA. The Resolution gives the Board the authority to change its minds in

terms of a negative declaration, if, during the process of a public hearing, information that it receive leads it to change that from a negative declaration to a positive declaration. As of right now, we have significant information to make the negative declaration.

Attorney Frateschi asked the Board if they had reviewed the Resolution, which they all confirmed they did. He then asked the Board if they had any changes that they would like to be made. Member Gilbert asked about item 3 of the resolution, section 3 says "By constructing a Stilling Basin at the southwestern corner of the Property and creating a new detention basin at the northwestern corner of the Property, and adopting a routine drainage maintenance plan for all proposed private infrastructure, there is potential for no increase in the rate of run off from storm water from the Hollington Woods site; (the applicant is documented on record in meeting minutes from past meetings with that he has no intention to straighten Crane Brook and the applicant also has stated that he will not improve culverts under Sugarland Drive, these items should both be struck from this document)" is having a hard time with the word potential for no increase in storm water. Town Engineer Doug Miller said that what the applicant has proposed is that the rate of runoff off the site will not be increased from what the current flow is, which is the MS4 standard he has to meet. Member Gilbert is also concerned with the detention basins being below the flood plain, they keep filling up then the water out. He can't see that they are really doing much.

Member Kelly made a motion, seconded by Member Gilbert and approved unanimously to approve the Resolution as drafted by Attorney Frateschi.

Member Gilbert made a motion, seconded by Member Lupia and carried unanimously to waive the reading of the Legal Notice for the Public Hearing.

Member Kelly made a motion, seconded by Member Crossett and carried unanimously to open the Public Hearing.

1. John Hefti, 9129 Stratus Circle, he stated that his neighborhood wasn't invited to any meetings that were held regarding this project. Showed a picture (Bishops Brook at Turnstone Drive) from 2001 regarding the flooding in the neighborhood. The area is constantly flooding and or flooded. The Site Plan uses data from 1992, why aren't we using newer data? Referred to a petition from May 2005 with 92 signatures opposing the project, thought project was dead.
2. Deborah Hundley, 8222 Turnstone Drive, yard is constantly flooded. There are sinkholes in the backyard.
3. Ellen McGrew, 7277 Limberlost Lane, very happy the Board is taking the drainage issue into consideration. Wants to know why the newer maps haven't been used? Why are we still using the maps from 1992? Water runoff has also increased.

Greg Sgromo addressed the issue about not using newer maps, instead using the maps from 1992. He stated that the new data has not been accepted as accurate by the

appropriate agencies. The flood map that is in place (the 1992 version) is being used as a base reference for whatever they are doing.

4. Phil Batton, 8241 Sugarland Drive, had many questions regarding the project. He read a portion of them to the Board. The Board asked him to email the questions and or issues that he has with the project to the Board. Please see the attached for his questions/comments.
5. Joe Zagraniczny, 8436 Glen Eagle Drive, wants to know if the Public Hearing will stay open or is it going to be closed at the end of this meeting. The Board agreed to keep the meeting open. What happens if the water carries large items downstream and they clog up the basins. Who would clean the basins when they clog? Attorney Frateschi stated that the Town would have an easement over the drainage structures but the HOA will be in charge of constructing and maintaining the drainage structures. Attorney Frateschi is considering several ways to ensure that the HOA will meet its obligations, including creating a fund and/or requiring a surety bond.

After further discussion, Member Gilbert made a motion, seconded by Member Kelly and carried unanimously to adjourn the Public Hearing for this application to the next Planning Board meeting of Monday, April 13, 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 8:24 pm.

Respectfully submitted,
Lisa Baleno, Acting Clerk