

**TOWN OF MANLIUS
PLANNING BOARD MINUTES
DECEMBER 8, 2014**

APPROVED

The Town of Manlius Planning Board met in the Town Hall at 7:00 PM with Acting Chairman Richard Rossetti presiding and the following Members were present: Susan Moliski, Donald Crossett, Thomas Byrnes, Ann Kelly and Joseph Lupia. Also present were Attorney Kinsella and Town Engineer Douglas Miller.

Also Present: Ellen & Mike McGrew, Mary Thompson, John Hefti, Dan Barnaba, Joe Phillips, John Dunkle and Matt Napierala

Not in Attendance: Chairman Fred L. Gilbert.

The Pledge of Allegiance was recited.

Minutes: Member Kelly made a motion, seconded by Member Moliski and carried unanimously to approve the Minutes of November 24, 2014.

**Radisson Associates/Eldan, S. Eagle Village Rd., Manlius, NY
Mallards Landing, Final Section 18B (Including a Decision in reference to a Public Hearing)
Tax Map #117.3-01-25.1**

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**Radisson Associates/Eldan, End of Ring-Necked Path, Manlius, NY
Mallards Landing, Final Section 18C (Including a Decision in reference to a Public Hearing)
Tax Map #117.3-01-25.1**

Dan Barnaba, owner submitted a Final Plan Section 18B dated 9-26-2013 revised 11-10-2012 and a Final Plan Section 18C dated 1-0-2014 both Plans by Phillips Associates Surveyors P.C., File No. 2730.038. Also submitted was a packet by Dunn & Sgromo Engineers, File No, 1132.006 that included an 18B Stormwater Summary dated 12-8-2014, Legend, Drainage Area Of 84 & 106.5 acres, Fig. 9A & 9B Ex Drainage Area prior to the 2010 Parade of Homes Grading for Section 18B & 18C, Fig. 9C Proposed Drainage Section 18B & 18C, Fig. 13A Existing Drainage Pre-Parade Of Homes Grading Section 18B & 18C and Fig. 13B Existing Drainage Post-Parade of Homes Grading.

Mr. Barnaba gave an overview of the project. He stated that they ran into Wetlands and had to re-design the development that resulted in 3 Sections, Section 18A, 20 Lots, 18B, 26 Lots and 18C, 2 Lots, resulting in a reduction in Lot count. They are asking to comprise a Conservation Easement of 30' to 20' to allow for a 20' drainage easement. There will be some discussion tonight about re-routing of some drainage through the property to eliminate some problems/issues in EageView which is off site that were brought to their attention by Town of Manlius Superintendent Rob Cushing.

John Dunkle of Dunn & Sgromo Engineers reviewed and explained the hydrology and history of the site referencing the items in his submitted packet. He spoke about the 2006 B & L Study, the 36" Culvert under S. Eagle Village Rd., the 2006 OCWA Water Line that converted the flow and the 18" culvert. Some of the flow has been converted into the Wetland. They are proposing an official Diversion Structure downstream of the 36" pipe that runs under S. Eagle Village Rd., discharge drainage and then a twist. Their first choice is to have it flow to a 33" culvert at a lower elevation and as it builds up in the Diversion Structure they will install a new 24" Culvert and divert flows from the 36" Culvert directly into the Wetlands and reduce the flows going into EagleView.

The 6-10-2013 Plan was compared to the 11-10-2014 Plan for the Board to decide if a Public Hearing should or should not be held.

6-19-2013 Plan

Sec18 as one Section

59 Lots

30' Conservation/Drainage
Easement

Ring-Necked Path extended
Through all Lots

11-10-2014 Plan

Sec 18B & 18C

Sec 18A-20 Lots-18B-26

Lots-18C-2Lots

20' Drainage Easement

only extended to 2 Lots

The applicant stated they are requesting waivers from Drainage easements for approx. 50% of the Lots mostly due to new easements and a 0 Setback to the Drainage Conservation easement on the northern edge of the property. In reference to the waivers, the applicant will submit a colored coded Map, and also individual Lots that show the building area and the specific waivers requested on individual plans for all 28 Lots on the ones that need relief and a chart/tabular form. For instance Lots 2 & 3 no relief is needed and on Lot 1 a maintenance easement is needed.

Member Moliski asked if all of the requested waivers are due to the drainage change?

Mr. Barnaba responded, not necessarily.

Attorney Kinsella stated that all of the submittals, with the requested waivers in writing are to be submitted by Friday, 12-12-2014 in order to be placed on the 12-22-2014 Agenda.

Mr. Barnaba stated that this will be the site, 12 Lots, of the 2015 Parade of Homes, Builders have responded so far for 9 Lots and that the homes will range from between 2,000 and 3,250 sq. ft.

Acting Chair Rossetti asked if the HOA when established will be responsible for maintaining all

of the drainage ways, ponds and everything on site.

Mr. Barnaba responded, yes in the long run. In the short run as this project is active, as the developer he is responsible for stormwater discharge and maintaining it and erosion measures. After the last home is built he terminates that responsibility under the Towns' approval and then a permanent means has to be addressed. The Town has requested and they intend to comply with passing on the responsibilities onto the HOA.

John Dunkle stated that the 2006 OCWA Water Line is to be abandoned and a new Water Line will be installed along S. Eagle Village Road.

Acting Chair Rossetti asked the Board if they felt that these were significant changes from the 6-10-2013, that the Public saw to the 11-10-2014 Plan to hold a Public Hearing.

Section 18B

Member Moliski stated that she felt that a Public Hearing was not needed because it is a good Conceptual Plan that makes sense. At the 6-10-2013 Public Hearing residents wanted Ring-Necked Path separated from the rest of the Subdivision and that has been accomplished by the Cul-de-Sac, the Drainage Easement will not have any visual impact on the neighbors and there are fewer Lots.

Member Crossett stated that he feels that the big ticket item is the change ending Ring-Necked Path. He agrees with Member Moliski.

Member Moliski made a motion to not hold a Public Hearing for Section 18B, seconded by Member Crossett.

Ayes: Members Moliski, Crossett Byrnes and Acting Chair Rossetti

Nays: Members Kelly and Lupia

Motion carried.

Section 18C

Mr. Barnaba stated that Mr. Stringer will be taking back and building on the 2 Lots in the Section.

Member Moliski stated that at the 6-10-2013 Public Hearing the neighbors were upset about the character of the neighborhood and this Plan resolved that.

Member Moliski made a motion not to hold a Public Hearing for Section 18C, seconded by Member Lupia and carried unanimously.

Attorney Kinsella stated that the waiver request will be submitted in writing with the Lot Plans by Friday, 12-12-2014 in order to be placed on the 12-22-2014 Agenda.

The Board requested that the Green Space labeled on the current Map be labeled Common Area and that the title of the Map should read Mallards Phase 2 like all of the previous Maps, and will also reference its title as Crane Brook Development.

Mr. Dunkle and Mr. Miller will continue to work on the engineering and that they are waiting for the Wetland delineation.

Other Business

Resort Lifestyle Communities, North Burdick St., Fayetteville, NY

Attorney Kinsella stated that in reference to the issue of Lead Agency for SEQR the Planning Board can declare themselves Lead Agency for the Special Permit and Site Plan for this project. She understands that there is no opposition from the Town Board and that they are going to make that motion at their 12-10-2014 Meeting.

Member Kelly made a motion to declare the Planning Board as Lead Agency for SEQR for this project, seconded by Member Crossett and carried unanimously.

With there being no further business, Member Lupia made a motion, seconded by Member Kelly and carried unanimously to adjourn the Meeting at 7:54 PM.

Respectfully submitted,
Barbara A, Smith, Clerk