

**TOWN OF MANLIUS
PLANNING BOARD MINUTES
JANUARY 23, 2012**

APPROVED

The Town of Manlius Planning Board met in the Town Hall at 7:00 PM with Chairman Fred L. Gilbert presiding and the following Members were present: Susan Moliski, Donald Crossett, Richard Rossetti and Ann Kelly. Also present were Attorney Timothy Frateschi and Director of Planning & Development David W. Tessier.

Not in Attendance: Member Byrnes.

Also Present: C. Paduano, Attorney Joel Ross, Tom Oot, Ellen & Mike McGrew, Sharon Caron, Paul Shapiro, Linda Jones, and Todd Lipschutz.

The Pledge of Allegiance was recited.

Minutes: Member Rossetti made a motion, seconded by Member Moliski and carried unanimously to approve the Minutes of December 12, 2011. Member Kelly made a motion, seconded by Member Crossett and carried unanimously to approve the Minutes of January 9, 2012.

Austin Meadows North, Manlius-Cazenovia Rd., Manlius, NY

Public Hearing-Amended 63 Lot Preliminary Subdivision Tax Map #117-01-08.1

Tom Oot, representing the applicant gave an overview of the proposal and stated that this Development is being done under Town Law 278 Clustering and that it will be done in 2 Phases. He discussed the HOA and Maintenance Easements. The original Preliminary Plan was approved in 2003 for 86 Lots and this Amended Preliminary Plan is for 63 Lots. The 63 Lot Preliminary Subdivision Map by Seguin Land Surveyors, PLLC, dated December 12, 2011, Project #11132 was submitted at the December 12, 2011 Meeting.

The Board stated that the Map is to show and label the Walkway Easement between Lots 22 and 23 and re-label the Drainage Easement to include the Walkway Easement between Lots 17 and 18.

Member Rossetti made a motion, seconded by Member Moliski and carried unanimously to waive the reading of the Legal Notice calling for this Public Hearing that was published in the Eagle Bulletin on January 18, 2012.

Linda Jones, 8317 Manlius-Cazenovia Road-She is concerned about drainage because in the Spring her backyard is like a river. She felt that she is going to have a problem with all of the tarvia, cement and everything else going on. Has anybody looked into that and who is she going to call to give an ear full to?

The Board explained the planning of this project and the control of runoff from this project. According to engineering at this point, it shouldn't make the problem any worse. The location of the large Detention Basin was shown and explained.

Linda Jones-And if it does, am I coming to you Chairman Gilbert? That's what you tell everybody, that's it's your plan not to make any situation any worse, yes she has heard that one before. That's the same thing that you tell everybody.

Attorney Frateschi stated that an Engineer has reviewed all of this and provided a Drainage Study that's indicating that all runoff will be retained in one of the Ponds. All of the impervious ground that is created will have facilities to maintain whatever water runs off from the Subdivision.

Linda Jones-I'm just telling you now, where there's nothing but brush there I'm having a problem every Spring and so is my neighbor. If it doesn't change or gets worse somebody is getting a phone call. Who's going to be responsible for that?

The Board stated that if there's a water problem now, it probably won't get t better, but it shouldn't change if the engineering was done properly.

Linda Jones-If she has more of a water problem, she's going to get names and numbers as to where she is going to go. That's what she wants.

Member Rossetti made a motion, seconded by Member Moliski and carried unanimously to close the Public Hearing.

It was noted for the record that Certification regarding Neighbor Notification per Section 127-33 (10) of the Town of Manlius Code was received.

Attorney Frateschi stated that SEQR was done on this project on January 27, 2003 for 86 Lots. This Plan if for 63 Lots with less impervious ground cover and infrastructure has been engineered to meet current Stormwater Regulations, which are much more stringent than they were in 2003, and this plan has less of an environmental impact.

Member Rossetti made a motion, seconded by Member Moliski and carried unanimously to approve the Austin Meadows North 63 Lot Preliminary Subdivision Map by Seguin Land Surveyors, PLLC, dated December 12, 2011, Project #11132 and that the Walkway Easements between Lots 22 and 23 and Lots 17 and 18 are to be added prior to the Final Map. Final Subdivision approval will be contingent on engineering and legal.

Paduano, Brae Leure & Townsend Rds., Manlius, NY
Public Hearing-4 Lot Preliminary Subdivision Tax Map #099-02-18.5

Attorney Joel Ross, representing the applicant gave an overview of the proposal and submitted a 4 Lot Preliminary Subdivision Map and a 4 Lot Final Subdivision Map both by Cottrell Land Surveyors, P.C. dated January 23, 2012, ID: 99-2-18.5.

After a Board discussion it was decided that the Map entitled Final Map would be re-entitled Preliminary.

Member Rossetti made a motion, seconded by Member Crossett and carried unanimously to waive the reading of the Legal Notice calling for this Public Hearing that was published in the Eagle Bulletin on January 18, 2012.

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

With there being no comments from the Public, Member Kelly made a motion, seconded by Member Crossett and carried unanimously to close the Public Hearing.

It was noted for the record that Certification regarding Neighbor Notification per Section 127-33 (10) of the Town of Manlius Code was received.

SEQR

The Planning & Development Staff and Town Engineer Douglas Miller reviewed the Short Environmental Assessment Form and filled out Part II and provided it to the Planning Board. Based on the application, the information provided by the applicant, the Board's personal knowledge of the site, it is an allowed use, 4 Single Family Residential large conforming lots, there will be no significant increase in traffic, all drainage should be able to be held on site, and the Cul-de-Sac also includes part of the drainage considerations for the new extension of Brae Leure Road. Therefore the Board determined that this proposal will not have a significant environmental impact.

Based on the foregoing analysis and the Board's personal knowledge of the site, Member Kelly made a motion, seconded by member Rossetti and carried unanimously to issue a Negative Declaration under SEQRA.

After a Board discussion it was decided that the Cul-de-Sac that is labeled Parcel 3A will be re-labeled Part of Lot 3, the Cul-de-Sac radius of 30' will be changed to 50', and the note on the map that reads Parcel 3A will be changed to read Part of Lot 3.

Attorney Frateschi will review the contract/deed restrictions in reference to the Cul-de-Sac, Part of Lot 3.

Member Rossetti made a motion, seconded by Member Crossett and carried unanimously to approve the Brae Leure Road Extension 4 Lot Preliminary Subdivision Map by Cottrell Land Surveyors, P.C. dated January 23, 2012, ID: 99-02-18.5.

Member Rossetti made a motion, seconded by Member Kelly and carried unanimously to waive holding a Public Hearing for the Final 4 Lot Subdivision Map because it is substantially similar to the Preliminary Subdivision Map

Member Moliski made a motion, seconded by Member Rossetti and carried unanimously to approve the Brae Leure Road Extension Final 4 Lot Subdivision Map by Cottrell Land Surveyors, P.C., ID: 99-02-18.5, to be dated January 23, 2012 and authorize the Chairman to sign the Final Map with the following conditions:

The Center of Cul-de-Sac shall have a 50 foot radius

Label center of Cul-de-Sac as "Part of Lot 3"

Center of Cul-de-Sac shall be a grass area, and any structures, buildings, or other improvements shall be prohibited, as described in deed restrictions filed with Lot 3, as reviewed and approved by the Town Attorney

Applicant shall pay the required Parkland Fee of \$400.00 per lot, to the Town of Manlius before the Planning Board Chairman signs the Final Map

Applicant shall pay the required \$500.00 Engineering Fee to the Town of Manlius before the Planning Board Chairman signs the Final Map.

With there being no other business, Member Rossetti made a motion, seconded by Member Crossett and carried unanimously to adjourn the Meeting at 7:38 PM.

Respectfully submitted,
Barbara A. Smith, Clerk