

**TOWN OF MANLIUS
PLANNING BOARD MINUTES
SEPTEMBER 24, 2012**

APPROVED

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

Also Present: David Stringer, John Dunkle, Ellen McGrew, and an unreadable name.

Not in Attendance: Chairman Fred Gilbert.

The Pledge of Allegiance was recited.

Minutes: Member Rossetti made a motion, seconded by Member Kelly and carried unanimously to approve the Minutes of September 10, 2012.

**Daniel Gates, Palmer Rd. & NYS Route 173, Chittenango, NY
PUBLIC HEARING-2 Lot Preliminary Subdivision & 2 Lot Final Subdivision
Tax Map #s 100-01-01.1, 01.2 & 03.1**

Read and entered into the file was a letter from Robert M. Porcello, Senior Project Manager for D.W. Hannig L.S., P.C. to David Tessier dated September 20, 2012; We are withdrawing the Daniel Gates Farm Subdivision from further consideration for Subdivision approval. Mr. Gates has decided to sell the entire lot as one parcel.

Attorney Frateschi stated that there will not be a Public Hearing tonight and if there is any further Subdivision on this property it will have to come back to this Board with a new application.

**David Stringer, Mallards Landing Assoc., LLC, Between Widgeon Path & Aylesbury Path,
Manlius, NY
Mallards Landing, Phase II, Section 9, 10 Lot Amended Preliminary Subdivision & 10 Lot Final Subdivision Tax Map# 117-02-01.1**

David Stringer, owner and applicant submitted an Amended Preliminary 10 Lot Plan, Phase 2, Section 9 dated December 20, 2007, revised September 24, 2012, a Final 10 Lot Plan, Phase 2, Section 9 dated December 20, 2007, revised September 6, 2012, both Maps by D.W. Hannig L.S., P.C, a Mallards Landing Density Sections 3-18 dated May 23, 2001, and a Mallards Landing Sections 3-18 Approved Density vs. Actual Density dated August 31, 2012 and stated that these 10 Single Family Lots are a continuation of Muscovy Lane.

Mr. Stringer gave a brief history of Mallards Landing and explained his proposal. On December 19, 1998 he obtained Preliminary approval of Phase 2, Sections 3-18 under Cluster
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Development, and a density of 271 homes. If they built out according to the approved Preliminary Plan, he anticipates that there would be 57 Units under density even with the 10 Lots before the Board tonight. The Preliminary approval of Section 9 consisted of 7 Lots. Over the years they have changed Section numbers and the number of Lots in those Sections. When Section 12C was approved there were 2 Lots that were moved to Section 9. When Section 10 was done Eider Path was eliminated and they got approval for Section 10A, B, and C. Because of that extra space from the elimination of the Road they added one more lot to Section 9 (Including the 2 Lots that were taken out of 12C and added to Section), totaling 10 Lots.

Mr. Stringer stated that he is requesting approval for the Mallards Landing, Phase II, Section 9, 10 Lot Amended Preliminary Subdivision and 10 Lot Final Subdivision.

Attorney Frateschi stated that the area, Section 9 got bigger because of the addition of 2 Lots from Section 12 C that was filed in 2001, according to Mr. Stringer, but not developed as part of Section 12C and 1 Lot was added due to the re-configuration because that road is no longer needed.

Mr. Stringer stated that density was reduced based on changes since 1988 and in product that they wanted to build. Also, 50 to 60 percent of the Sections have changed since the 1988 Preliminary approval, which over the years has reduced the number of lots in various sections. There are 271 Lots on the Map and when done there will be approx. 214, 57 less than originally approved.

Attorney Frateschi stated that the Preliminary Map shows 74 Single Family Lots and asked Mr. Stringer how many are Single Family Lots now?

Mr. Stringer replied that some of the Single Family Lots are bigger and some are smaller, they are down to the last 10.

Attorney Frateschi counted, from the Preliminary Map, 70 Single Family Lots including Section 9, which is lower than 74. Since it's less than 75 the density issue is not an issue.

After a Board discussion it was decided and noted for the record that on the Amended Preliminary Subdivision Map that Lots 248 & 240 are now going to be a part of Section 9 and that this Board is willing to add an additional Lot because of the removal of Eider Path.

SEQR

It was noted for the record that SEQR was done on the entire parcel as part of the Preliminary approval for Sections 3-18 in 1988.

Member Kelly made a motion, seconded by Member Rossetti and carried unanimously to

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approve the Mallards Landing, Phase II, Section 9, 10 Lot Amended Preliminary Plan dated December 20, 2007, revised September 24, 2012 by D.W. Hannig L.S., P.C.

Member Crossett made a motion, seconded by Member Rossetti and carried unanimously to waive holding a Public Hearing for the Final Map as it is identical to the Preliminary Map.

Mr. Dunkle stated that the water drains to the Town of Pompey, another watershed and that the Detention Basin and Drainage Area is designed and in place for this Section.

Mr. Stringer stated that there is about 1,000 feet of roadway to connect Muscovy Lane to Widgeon Path.

Member Kelly made a motion, seconded by Member Lupia and carried unanimously for engineering review by Miller Engineering at a fee of \$2,500.00, if more funds are needed this Board will authorize it, of the Utility Designs, Road Profiles, Drainage Plans & Reports, all Development Plans, Infrastructure, and all engineering issues before any Building Permits are issued.

Member Kelly made a motion, seconded by Member Byrnes and carried unanimously to approve the Mallards Landing, Phase II, Section 9, Final 10 Lot Subdivision dated December 20, 2007, to be re-dated September 24, 2012 by D.W. Hannig L.S., P.C. and authorize the Acting Chair to sign the Final Map subject to Legal and Engineering approval.

Other Business

Konrad Development LLC, Sugarland Dr. & Glen Eagle Dr., Manlius, NY

Hollington Woods Phase 2-Engineering

After a Board discussion, Member Rossetti made a motion, seconded by Member Byrnes and carried unanimously to authorize Miller Engineering to continue engineering review of Hollington Woods at a fee of up to \$1,000.00.

With there being no other business, Member Rossetti made a motion, seconded by Member Crossett and carried unanimously to adjourn the Meeting at 7:39 PM.

Respectfully submitted,
Barbara A. Smith, Clerk