

**TOWN OF MANLIUS
PLANNING BOARD MINUTES
OCTOBER 22, 2012**

APPROVED

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

Also Present: Tom Goodfellow, Attorney Bob Smith, Chris Kozub, Chris Paduano, Attorney Joel Ross, Ellen & Mike McGrew, Larry Schroeder and Jim Lighton.

Not in Attendance: Member Lupia.

The Pledge of Allegiance was recited.

Minutes: Member Rossetti made a motion, seconded by Member Moliski and carried unanimously (Chairman Gilbert abstained as he was not present at that Meeting) to approve the Minutes of September 24, 2012.

**Paduano, End of Brae Leure Rd. & Along Townsend Rd., Manlius, NY
Public Hearing-3 Lot Preliminary Subdivision Phase 2-Tax Map #099-02-18.5**

Attorney Joel Ross, representing the applicant submitted a Paduano 3 Lot Preliminary Subdivision Phase 2 Map dated October 11, 2012 by Cottrell Land Surveyors, P.C., I.D: 99-2-18.5 consisting of Lot 3A +/-8.005 acres on Brae Leure Rd., Lot 3B +/-2.579 acres on Townsend Rd. and Lot 3C +/-3.442 acres on Townsend Rd. Attorney Ross stated that the Town of Manlius ZBA granted an Area Variance on September 20, 2012 for 60 feet of Frontage instead of the required 200 feet for Lot 3A on Brae Leure Rd. and that the proposed driveway cuts, that are shown on the Map for Lots 3B and 3C have not been approved by the Highway Superintendent and the Town Engineer.

Also submitted into the file was Certification regarding Neighbor Notification per Section 127-33 (10) of the Town of Manlius Code, Town of Manlius ZBA Area Variance Documentation dated September 20, 2012 and an e-mail from Miller Engineering dated October 16, 2012 stating that neither driveway cut is acceptable at this time without the proper technical documentation.

Member Rossetti made a motion, seconded by Member Kelly and carried unanimously to waive the reading of the Legal Notice calling for this Public Hearing that was published in the Eagle Bulletin on October 17, 2012.

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

Tom Goodfellow, 5240 Townsend Rd. wants the Septic System and the House (Lot 3A) to be placed so it doesn't affect his well. He knows that the Code is 200 feet from well to septic, but would like it moved as far away from his well as possible.

Attorney Frateschi stated that this Board only approves the subdivision of land. Where the house and septic system are placed will be done by the applicant in accordance with Town dimensional requirements with the approval of the Onon. Co. Health Dept.

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

It was noted for the record that SEQR was done at the August 13, 2012 Meeting.

Member Rossetti made a motion, seconded by Member Byrnes and carried unanimously to approve the Paduano 3 Lot Preliminary Subdivision Phase 2 Map with no curb cut approvals for Lots 3B and 3C and the Board acknowledges Mr. Goodfellow's recommendation that the Septic Field be placed as far north on the property, Lot 3A, as far away as possible from his well.

Cecilia Clark, Betty Sacco Trust, Richmond Rd., East Syracuse, NY
Recommendation To The Town Board-Zone Change-R-3 & RA To R-1
Tax Map #065-01-30.0

Jim Lighton, representing the applicant submitted a Survey by Lighton Surveying dated September 17, 2012 consisting of approx. 10.70 acres that is currently zoned R-3 and RA. He stated that the applicant is requesting a zone change to R-1 for the entire parcel.

Chairman Gilbert stated that R-1 is more restrictive than RA.

Attorney Frateschi stated that this is not spot zoning, even though it is the only R-1 in this area because R-1 is more restrictive than RA.

Member Rossetti made a motion, seconded by Member Kelly and carried unanimously to recommend the Cecilia Clark, Betty Sacco Trust Zone Change from R-3 and RA to R-1 to the Town Board.

OTHER BUSINESS

Konrad Development LLC, Sugarland Dr. & Glen Eagle Dr., Manlius, NY
Hollington Woods Phase 3-Engineering

Entered into the file was a letter from Miller Engineering dated October 11, 2012 to Gregory Sgromo of Dunn & Sgromo Engineers, PLLC in reference to the Hollington Woods Subdivision submission of September 13, 2012, review and comments.

After a Board discussion it was decided that this project needs more work and is not ready for presentation to this Board.

Snooks Pond Development, LLC, 5001 Highbridge St., Fayetteville, NY

Excavation, Grading & Filling Permit Application

Tax Map #101-01-30.0

Attorney Bob Smith and Chris Kozub of Dalpos Architects & Integrators, representing the applicant submitted; Short EAF Form, Full EAF, Letter from Nancy Herter, Scientist, Archaeology, NYS Office of Parks, Recreation & Historic Preservation dated May 10, 2012 stating No Adverse Impact, Conceptual Site Plan, Geosynthetic Berm by Kenney Geotechnical Services dated October, 2012, Project No: 2012.089, Drawing No: S-1, Site Restoration, Stormwater Pollution Prevention Plan by Keplinger Freeman Associates dated October 20, 2012., Project No. 31055, Property Survey by D.W. Hannig L.S., P.C. date October 10, 2012 and a Right of Entry by Wade Tupper, Owner Representative/Project Manager.

History by Attorney Frateschi; In 2008 an Excavating, Grading & Filling Permit was provided to Mr. Congel to excavate the soil from Snooks Pond and the Dam. The improvements have been made and the dredging has taken place. We had a Dredging Plan along with a Plan that showed where the dredging material was going to be dispersed throughout the property. We were informed by the now retired Director of Planning & Development, in the Spring that Mr. Congel wanted to put some of the pile, on a temporary basis, down towards Highbridge St. It came to our attention two weeks ago that it wasn't going to be temporary, that it would be a permanent Berm. Attorney Frateschi and the Town Engineer worked on getting an Amended Excavation, Grading & Filling Permit in place. Last Thursday as work continued the Town issued a Stop Work Order on the site.

Attorney Frateschi stated that their Excavating, Grading & Filling Permit from 2008 has to be amended to reflect this site because the 2008 Permit didn't include the section of properties where the pile is.

Attorney Frateschi displayed the original Plan and showed the properties where the pile is.

The Board decided that the applicant will submit an updated Plan that includes all of the properties.

Chris Kozub stated that the proposed Geogrid Reinforced Berm essentially insures that means of fabrics and lifts that the Berm that is created is beyond what you could do with normal soil conditions and briefly explained how that process is done. He stated that three sides will be vegetated, grass on the top, small trees, a walking trail and it will not be used for parking.

Attorney Smith told the Board that they could see it from Highbridge Rd.

Attorney Frateschi stated that the applicant under their SWPPP has the responsibility to maintain that pile, no erosion, the silt fence stays up and etc.

The Board decided that this application will be referred to the Onon. Co. Planning Board.

Member Rossetti made a motion, seconded by Member Kelly and carried unanimously to refer this application to Miller Engineering for review at a fee of up to \$2500.00.

Member Kelly made a motion, seconded by Member Rossetti and carried unanimously to hold a Public Hearing for the Snooks Pond Development, LLC Excavation, Grading & Filling Permit on Monday, November 26, 2012 at approx. 7.05 PM.

With there being no other business, Member Rossetti made a motion, seconded by Member Byrnes and carried unanimously to adjourn the Meeting at 7:40 PM.

Respectfully submitted,
Barbara A. Smith, Clerk