

**TOWN OF MANLIUS
PLANNING BOARD MINUTES
September 26, 2016**

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: Fred Gilbert, Mike LeRoy, Walt Neuhauser, Ann Kelly and Joseph Lupia. Also present were Attorney Timothy Frateschi and Town Engineer Douglas Miller.

Absent: Donald Crossett

Also Present: Mike & Ellen McGrew, Kurt & Maria Honis, Mary & Ken Wagner, Louis & Dorothy DiMento, Garry Nichols, Greg Sgromo, Paul Curtin

The Pledge of Allegiance was recited.

Minutes: Member Gilbert made a motion, seconded by Member Neuhauser and carried unanimously to approve the Minutes of September 12, 2016.

Other Business

Attorney Paul Curtin came to speak briefly about the Shining Stars proposed subdivision on the Corner of Rt. 92 and Enders Rd. Mr. Curtin stated he would like to advance this project so they would be able to get the foundation in before the snow comes. Mr. Curtin requested a possible special Planning Board meeting because there is only one meeting in October. At the special meeting they would be able to address any issues brought up by Town Engineer Miller so they would be ready for a final vote at the regular October 24, 2016 meeting.

Attorney Frateschi stated that if at the October 24th meeting there are still any engineering or legal issues to be addressed any site plan approval can be conditional on those items.

There was a discussion on whether to have a work session or a special planning board meeting.

Member Gilbert made a motion, seconded by Member Kelly and carried unanimously to approve a special Planning Board meeting on October 11, 2016 at 7:00pm solely to discuss the Shining Stars Project.

All in favor

Motion passed

**Konrad Developers – Kurt Honis 6102 Waitsfield Dr. Jamesville NY
2-Lot Subdivision – Hollington Woods, Lots 3A End of Sugarland Dr. and 3B Corner of
Glen Eagle Dr. & Barksdale Lane, Tax Map #'s 115.-04-2.3 & 115.-04-1.2**

Engineer Greg Sgromo stated they have been working with the Zoning Board of Appeals and have gotten approval for road frontage on both lots 3A & 3B. Mr. Sgromo also noted that the ZBA did have concerns about the drainage. Mr. Sgromo explained they are proposing a box culvert that would cross the creek on Lot 3B and if there is a restriction the box culvert is

designed to have an overflow away from adjacent homes and onto Lot 3B.

Member Kelly asked how long the road would be to the house on 3A. Mr. Sgromo answered it would be about 400' long and it will be a private driveway not a road.

Member Neuhauser asked how they would get sewer and water to the houses if they are going through the flood plain. Mr. Sgromo stated that the water, sewer and electrical will come from the Glen Eagle subdivision and they will be private and maintained by the homeowner.

Attorney Frateschi stated when there was a proposed 5 lot subdivision it was discussed whether water and sewer would be private or public. Attorney Frateschi stated a 5 lot subdivision would normally be on public water and sewer but the county preferred it be private because of the flood plain. For this 2 lot subdivision it will be a single service sewer and single service water to each house.

Attorney Frateschi asked Mr. Sgromo to talk about how the proposed box culvert on lot 3B and explain any impact to the neighboring residences in case of a 100 year storm or if the culvert was blocked. Mr. Sgromo stated that using their previous design and the FEMA study design they designed a box culvert for this application. The box culvert will be 16' wide, 3' high at the opening with an aluminum head wall which allows the water to enter more efficiently. The driveway is 10 feet wide and the culvert is about 12' wide and this is the same culvert that was proposed in the FEMA study. This design has been approved by FEMA.

Chairman Moliski stated the next step it to schedule a public hearing for a 2 lot subdivision.

A motion was made by Member Kelly, seconded by Member LeRoy and carried unanimously to approve holding a Public Hearing on October 24, 2016 at approximately 7:05pm
All in favor

Motion passed

Attorney Frateschi reminded Mr. Sgromo that they need to certify that the neighbors within 500 feet have been notified of the proposed subdivision before the October 24, 2016 meeting.

With there being no further business, Member Gilbert made a motion, seconded by Member LeRoy and carried unanimously to adjourn the Regular Meeting at 7:25pm.

Respectfully submitted,
Deborah Witzel, Acting Clerk