

**TOWN OF MANLIUS
PLANNING BOARD MINUTES
October 24, 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, Ann Kelly, Joe Lupia, Don Crossett, Mike LeRoy and Walt Neuhauser. Also present was Attorney Timothy Frateschi and Town Engineer Doug Miller

Also Present: Ellen McGrew, Warren Canorro, Kurt and Maria Honis, Garry and Mary Nichols, Brody Smith, Rudy Zona, Ken Wagner, Bill Savery, Louis and Dorothy DiMento, John Hefti, Tom Greenwood, Phil Batten.

The Pledge of Allegiance was recited.

A moment of silence was held in remembrance of past Planning Board Member Willard Ketchum. He served on the Planning Board from 1998-2008.

Minutes

Member Kelly made a motion, seconded by Member LeRoy and carried unanimously to approve the minutes of September 26, 2016.

Member Lupia made a motion, seconded by Member Kelly and carried unanimously to approve the minutes of October 11, 2016.

**Konrad Developers – Kurt Honis 6102 Waitsfields Dr. Jamesville, NY 13078
Public Hearing – 2 –Lot Subdivision – Hollington Woods, Lot 3A & 3B – End of
Sugarland Drive and Corner of Barksdale Lane and Glen Eagle Drive
Tax Map #'s 115.-04-2.3 & 115.-04-1.2**

Greg Sgromo, Dunn and Sgromo Engineers, gave a brief overview and history of the project

Attorney Frateschi reviewed the 11 questions in Part 2 of the EAF with the Board and the Board agreed unanimously that the action would have no, or, a small impact on the environment. The EAF was filled out accordingly.

Attorney Frateschi told the Board that The Army Corp of Engineers and FEMA have reviewed the culvert design and we have a letter stating that they approve the culvert design.

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

Member Gilbert made a motion seconded by Member LeRoy and carried unanimously to identify this action as an Unlisted Action.

Member Kelly made a motion, seconded by Member Gilbert and carried unanimously to issue issue Negative Declaration under SEQR and to authorize the Chairman to sign the short EAF.

Member Gilbert made a motion seconded by Member Crossett and carried unanimously to waive the reading of the Public Hearing notice.

Member Kelly made a motion seconded by Member Gilbert to open the Public Hearing at 7:17pm.

1. Garry Nichols – 8264 Sugarland Drive expressed the following concerns:
 - a. Cranebrook Floods – passed out pictures, dated 09-2010, regarding the flooding of Cranebrook. When the driveway is plowed in the winter it will create plow drifts that can turn into icebergs, water doesn't go through icebergs.
 - b. Stream carries quite a bit of debris when it rains – passed out pictures, dated 10-2010; debris meaning logs and sticks;
 - c. Additional Storm water runoff
2. Ken Wagner – 1st house upstream by the bridge expressed the following concerns:
 - a. Existing stream destroying the property – has spent a lot of money to fix his property; with the new box culvert he is concerned that plowing the private road would put snow into the stream; when the thaw happens he is concerned that ice will form and block the stream
 - b. Debris comes down the stream, sometimes refrigerators, lawn clippings, tree trunks, cement blocks, powerful waterway and the debris may block the proposed box culvert;
 - c. How do you make water go through ice dams? How do you stop the delta that will form by design?
 - d. Downstream erosion problems, more than exist today
 - e. Who maintains it? The homeowner? According to Code it says the permit holder
 - f. He is very concerned
3. John Hefti – 9129 Stratus Circle expressed the following concerns:
 - a. The culverts are undersized
 - b. Debris in the stream causes backups and flooding
4. Brody Smith – Bond, Schoeneck and King - Representing Mr. and Mrs. Zagraniczny– 8436 Glen Eagle expressed the following concerns:
 - a. His client's property backs up to Cranebrook
 - b. Please reject the project due to flooding issues
 - c. Look at the issues – do not focus on the FEMA or Army Corp Letter
 - d. The board should look more into the flooding issues
 - e. Subdivision review standards
 - f. If approved – there should be conditions placed such as
 1. Require parapets on the bridge to reduce snow and ice that would be pushed into the creek
 2. Open space deed restrictions or conservation easements
 3. Impose a duty to the property owner to maintain the culvert that could be enforced by both the neighboring property owners and the Town
 - g. What about driveway access?

Member Gilbert made a motion seconded by Member Kelly and carried unanimously to close the Public Hearing at 7:47pm.

Member Kelly asked Mr. Sgromo about the culvert at the end of Sugarland. Its small have they updated that? Mr. Sgromo said no, they have looked at it and it is partially plugged with shale. This is a Town culvert and the box culvert being proposed will have no impact on this Sugarland culvert.

Member Crossett asked to Mr. Sgromo to describe the proposed box culvert. Mr. Sgromo

described the box culvert referencing the construction drawings before the Board.

Conversation ensued regarding flooding, ice dams and restrictions/maintenance of the culverts. Mr. Sgromo said that box culvert is designed so that these types of issues will not be an issue. That is part of what the Army Corp of Engineer reviews when approving the plan.

Chairman Moliski summarized the conversation by saying that there seems to be 2-3 outstanding questions/issues that still need to be addressed.

1. Is this going to have a negative effect on what is happening down stream of Sugarland; which we as a Board should be comfortable with that there will not be a negative effect.
2. We need to have some feeling of having the homeowner be aware of and responsible for maintaining this and if that isn't going to happen, then who maintains it next
3. How does water travel through ice? What is a good answer?

Chairman Moliski would like these questions answered before the Board approves the subdivision.

Attorney Frateschi posed a couple of questions:

1. Did you (the Applicant) calculate new impervious ground for the driveways? Mr. Sgromo said that they did not; they thought it was part of the permit process but they can do it. Because the disturbance will be less than an acre, it is not required by NYS DEC.
2. The streambed will not be dug deeper and it will not change? Mr. Sgromo confirmed that is correct.
3. Questioning Mr. Smith, what would be the purpose of the parapets on the bridge? Mr. Smith said that they help to block snow being dumped from the plows directly from the bridge into the stream.

The Board decided to table the matter until the next Planning Board meeting of November 14, 2016.

Mr. Frateschi questioned Mr. Smith about concerns he raised about existing covenants or subdivision lines existing on the two lots. After hearing Mr. Smith's concerns, Mr. Frateschi explained the current status of the two lots, why one of them is a non-conforming lot and thus is not eligible for a "division of land" and why the subdivision process was required.

Heritage Homes – 7519 Morgan Road, Liverpool, New York 13090
Buffer Relief – Lot 14 Mallards Landing, Phase 2 Section 18A-1
Tax Map # 117.3-04-21.0

Dan Bargabus was there representing Heritage Homes. He is asking for a buffer relief to be 10' from a 20' drainage easement on Lot 14.

Attorney Frateschi said that the buffer is there because the Town Code requires 25' from an easement.

Engineer Miller said at this location the pipe is not that deep, maybe 2-3 feet deep. The buffer relief requested will not have an adverse consequence since the existing easement provides enough space to work in the drainage easement.

Attorney Frateschi said that if the Board was willing to grant the waiver, they should make a

motion under 127-19D. Under this section, the Town Board gives the Planning Board permission to approve waivers as opposed to a variance.

Member Gilbert made a motion, seconded by Member Kelly and carried unanimously to waive the 10' buffer relief from the 20' drainage easement; as proposed on the application and on the map of Mallards Landing Lot 14, Phase 2, Section 18A-1; Map prepared by D.W. Hannig, dated February 24, 2015, Project # J8284.

Warren Canorro – 7223 Taylor Road, East Syracuse, New York 13057
Site Plan Review – Pole Barn – Located just south of 6390 Town Isle Rd. Kirkville
Tax Map # 070.-0-06.1

Warren Canorro explained that he would like to build a Pole Barn on Town Isle Rd. He stated that the DEC came out to look at the property. He also stated that he has a permit from the DEC.

Member Kelly asked if a floor was going to be put in the barn. Mr. Canorro said eventually he would add a concrete floor. He also stated that it will be an enclosed barn and it will eventually have power.

Member Gilbert made a motion, seconded by Member Kelly and carried unanimously to hold a Public Hearing on the application on November 14, 2016 at approximately 7:05pm.

Thomas Greenwood – 7325 Collamer Road, East Syracuse, New York 13057
2-Lot Subdivision – Corner of NYS Route 298 & Karker Road, E. Syracuse
Tax Map # 038.-01-01.1

Rudy Zona, the Applicant's engineer, was there to represent Thomas Greenwood. He stated that the Applicant would like to subdivide his property into 2 lots on the corner of NYS Route 298 and Karker Road.

Attorney Frateschi reviewed the 11 questions in Part 2 of the EAF with the Board and the Board agreed unanimously that the action would have no, or, a small impact on the environment. The EAF was filled out accordingly.

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

Member Neuhauser made a motion seconded by Member Kelly and carried unanimously to identify this action as an Unlisted Action.

Member Neuhauser made a motion, seconded by Member Gilbert and carried unanimously to issue a Negative Declaration under SEQR and to authorize the Chairman to sign the short EAF.

Member Gilbert made a motion, seconded by Member Neuhauser and carried unanimously to hold a Public Hearing on November 14, 2016 at approximately 7:10pm.

Accessory Use Permit

Dr. Miranda Mohabir, 8295 Cazenovia Rd, Manlius, NY 13104 Tax Map # 117.-01-05.0

The Board is in receipt of a memo dated October 13, 2016 from Code Enforcement Officer Michael Jones regarding the above property. The letter states that there are no complaints and or violations on the property and there have been no changes since the original application and

he recommends that it be approved for a period of seven (7) years.

Member Gilbert made a motion, seconded by Member Crossett and carried unanimously to approve the above Accessory Use Permits, under the same terms and conditions previously granted, for a period of seven (7) years, all to expire on October 24, 2023.

Other Business

Engineer Miller discussed with the Board some of his thoughts on the Konrad Subdivision.

Conversation ensued regarding the 2-Lot subdivision by Konrad Developers.

With there being no further business, Member Gilbert made a motion, seconded by Member Kelly and carried unanimously to adjourn the Regular Meeting at 8:56pm.

Respectfully submitted,
Lisa Beeman, Clerk