

MINUTES
TOWN BOARD
December 20, 2017

The Town of Manlius Town Board assembled at the Town Hall, 301 Brooklea Drive, Fayetteville, New York, with Supervisor Edmond Theobald presiding and the following Board members present:

John R. Loeffler, Councilor
David M. Marnell, Sr., Councilor
Nicholas J. Marzola, Councilor
Vincent Giordano, Councilor
Karen Green, Councilor
Richard Rossetti, Councilor

The following Town Officers were present:

Tim Frateschi, Attorney for the Town	Allison A. Weber, Town Clerk
Mike Crowell, Police Chief	Rob Cushing, Highway Superintendent
Ann Oot, Town Manager	Randy Capriotti, Director of Codes

Other persons attending: Ellen & Mike McGrew, Manlius. Sara Bollinger, Fayetteville. J. Osada, Fayetteville.

The Pledge of Allegiance

Supervisor Theobald, called the meeting to order at 7:00 pm. Councilor Marnell led the Pledge of Allegiance. Supervisor Theobald welcomed everyone and thanked all for attending.

Approval of Minutes – December 6, 2017

Councilor Marnell made a motion, seconded by Councilor Marzola, to approve the minutes of December 6, 2017 as submitted by Town Clerk Weber.

Ayes: Supervisor Theobald, Councilor Loeffler, Councilor Rossetti, Councilor Marzola, Councilor Marnell, Councilor Giordano, Councilor Green

Nays: 0 All in Favor. Motion Carries.

Approval of Abstract # 24

Councilor Marzola made a motion, seconded by Councilor Giordano, to approve Abstract # 24 as submitted by Town Clerk Weber.

	TOWN OF MANLIUS	
	Fund Summary	
	Abstract # 24 - 2017	
<u>CODE</u>	<u>FUND</u>	<u>TOTALS</u>
A	General Fund Townwide	\$ 36,434.87
B	General Fund Town	\$ 207.30
CM1	Police Trust	\$ 5,350.27
DA	Highway Fund Townwide	\$ 60,216.75
DB	Highway Fund Town	\$ 805.49
SD1	Consolidated Drainage #1	\$ 3,600.00
SR1	Manlius Res Trash District	\$ 97,466.27
SR2	Manlius Res Brush District	\$ 11,464.67
SS1	Manlius Con Sewer District	\$ 373.46

Ayes: Supervisor Theobald, Councilor Loeffler, Councilor Rossetti, Councilor Marzola, Councilor Marnell, Councilor Giordano, Councilor Green

Nayes: 0

All in Favor.

Motion Carries.

Zone Change Request – Woodlands at Limestone Lakes – 7 properties on N. Burdick St. Tax Map #'s (086.-02-02.1, 086.-02-03.0, 086.-02-04.1, 086.-02-05.1, 086.-02-05.3, 086.-02-06.1, 086.-02-07.1.) to consolidate current zones of NS, RM, and portions of R1 and RA to R5.

Kathryn Johnson, Attorney for the North Burdick Street Company, stated that the applicant is requesting a zone change from Neighborhood Shopping (NS), Residential Multi-Use (RM), Residential 1 (R1) and Restricted Agricultural (RA) to Residential 5 (R5). The applicant would like to construct 148 apartment units and 17 single family homes. Ms. Johnson stated that COR Development owns the property. Ms. Johnson stated that the applicant is requesting clustering be authorized by the Town Board for the single-family homes under Town Law 278. The application requires site plan approval and subdivision approval from the Town of Manlius Planning Board.

Carley Hansen, Engineer for the Applicant, gave an overview of the proposed project. Ms. Hansen stated that property can be accessed in two locations. A signal intersection will be constructed on North Burdick St. between Kohls and Carrabas.

Councilor Marzola asked if the Department of Transportation has given approval for the proposed signal intersection.

Ms. Johnson stated that the applicant has previously obtained approval from Onondaga County Department of Transportation to construct a three-way signal intersection and the plans for the signal intersection will be modified based upon the current project.

Ms. Hansen stated there are proposed foot paths throughout the property and the residential character will be maintained along the corridor. The front parcel along North Burdick St. will remain wooded and maintained as a greenspace.

Andy Hart, Bergmann Associates, reviewed the proposed site plan. Mr. Hart stated that there will be a private road and 3 different sized parcels.

Councilor Loeffler stated that there have been proposals for this land in the past and there have been significant drainage issues with the previous proposals. Councilor Loeffler asked the applicant to explain what has been proposed to mitigate the drainage issues especially under the proposed apartments.

Mr. Hart stated that the large ponds that exist will be used for stormwater quantity and surface bioretention basins will be used for stormwater quality. Mr. Hart stated that the road networks will have underground stormwater systems.

Councilor Rossetti asked the applicant where the stormwater will drain to once it has entered the ponds?

Mr. Hart stated that a hydrogeology exam indicated that the ponds drain underground and there are no surface connections. Mr. Hart stated that the ponds connect to Limestone Creek (Water of the United States designated under the Clean Water Act) and the applicant will submit all engineering reports as part of the SEQR process.

Councilor Marnell asked if the property was in the 100-year floodplain?

Mr. Hart outlined the areas on the parcel that are in the floodplain or the floodway.

Councilor Marnell asked if the homeowners on the property would be required to obtain flood insurance?

Mr. Hart stated that the homeowners would not be required to obtain flood insurance because the applicant is going to use grading to elevate the homes above the floodplain. Additionally, there will not be basements in the single-family homes.

Conversation ensued regarding the process to remove a home from the floodplain designation.

Councilor Giordano asked the applicant how far the single-family homes would be located from the ponds and stated that the proposed single-family homes will be built on an existing gravel bed that continues to cave in.

Mr. Hart stated that the lots are 165 feet deep. Mr. Hart stated that he will submit a draft study performed by a Geotech that states that the soils on the single-family home lots are buildable.

Discussion ensued regarding the depth of the ponds.

Ms. Johnson stated that the applicant will provide all of the studies and plans that have been completed in the Draft Environmental Impact Statement (DEIS). Ms. Johnson stated that there are significant environmental issues on the property and the applicant is aware of those issues. Ms. Johnson stated that the applicant will review all the environmental issues and address the issues to the satisfaction of the Town Board.

Mr. Hart reviewed the existing zoning on the parcels.

Ms. Johnson reviewed the proposed zone change. Ms. Johnson stated that the proposed R-5 zoning on the apartment lots is necessary for the project and the applicant is willing to change the zoning on the front parcels based upon the Town's recommendation. Ms. Johnson stated that the lot sizes of the clustered lots will meet Residential 3 (R-3) zoning requirements.

Attorney Frateschi stated that the proposed lots will be built to the smallest standard of lot size according to the town code in the Town of Manlius.

Conversation ensued regarding buildable lot sizes and how those lot sizes are determined.

Councilor Marzola asked how the project construction would be phased? Mr. Hart stated that the apartments will be built first, and development would continue from the north to the south.

Conversation ensued regarding the proposed plan to grade the property and the fill that will be used during the grading.

Councilor Marzola asked what the viewshed would be after the project is completed. Mr. Hart stated that the vegetation in the front will be maintained.

Councilor Loeffler asked if the studies have indicated that there is any difference between the north and the south pond. Ms. Johnson stated that it is incredibly steep near the north pond and the north pond is deeper than the south pond.

Ms. Johnson stated that the previous applications for this property have been submitted in a piecemeal fashion. The applicant has been working on this project for a long time and completed several studies and meetings with outside agencies. Ms. Johnson stated that the applicant would like to complete a coordinated review, declare a lead agency and submit all the completed studies to the Town.

Mr. Hart stated that the south pond will be useable with a proposed greenspace nearby. Mr. Hart stated that the north pond will not have any public access or recreational activities nearby.

Councilor Rossetti asked if the applicant would be opposed to a deed restriction that would keep that front parcel forever wild. Ms. Johnson stated that the applicant would allow a deed restriction on the front parcel. Ms. Johnson stated that the applicant would like the homes to have a private secluded feel.

Councilor Giordano asked who would be responsible for liability issues on the ponds. Ms. Johnson stated that there will be a homeowners' association that would maintain the ponds and the recreation areas.

Conversation ensued regarding the construction of the roads. Ms. Johnson stated that the roads will be maintained as private roads.

Attorney Frateschi stated that the private roads that are constructed must be built to town specifications. Additionally, the roads must be marked on the subdivision map as a private road that will not be offered to the Town for dedication or the roads will automatically be offered to the Town for dedication.

Ms. Johnson stated that the homes behind the apartments would be gated and reviewed the amenities that will be offered near the south pond.

Ms. Johnson stated that according to the applicant's calculations the lot density meets the requirements of the R-5 zoning classification Ms. Johnson requested the Town begin the SEQR process.

SEQR

Attorney Frateschi reviewed the SEQR process. Attorney Frateschi stated that the Town Board should send a letter to all involved agencies declaring the intent to become lead agency on this project. Attorney Frateschi stated that the cluster development determination will be made by the Planning Board.

Attorney Frateschi stated that the applicant is willing to prepare a draft environmental impact statement.

Conversation ensued regarding the cluster development review process.

Ms. Johnson stated that the clustering will allow for more greenspace.

Councilor Rossetti made a motion seconded by Councilor Marzola, declare the Town of Manlius Board lead agency for SEQR purposes in the matter of the application for a Zone Change Request – Woodlands at Limestone Lakes – 7 properties on N. Burdick St. Tax Map #'s (086.-02-02.1, 086.-02-03.0, 086.-02-04.1, 086.-02-05.1, 086.-02-05.3, 086.-02-06.1, 086.-02-07.1.) to consolidate current zones of NS, RM, and portions of R1 and RA to R5.

Ayes: Supervisor Theobald, Councilor Loeffler, Councilor Rossetti, Councilor Marzola, Councilor Marnell, Councilor Giordano, Councilor Green

Nayes: 0 All in Favor. Motion Carries

Councilor Rossetti made a motion seconded by Councilor Marnell, to declare the matter of the application for a Zone Change Request – Woodlands at Limestone Lakes – 7 properties on N. Burdick St. Tax Map #'s (086.-02-02.1, 086.-02-03.0, 086.-02-04.1, 086.-02-05.1, 086.-02-05.3, 086.-02-06.1, 086.-02-07.1.) to consolidate current zones of NS, RM, and portions of R1 and RA to R5 to be a Type I action for SEQR purposes.

Ayes: Supervisor Theobald, Councilor Loeffler, Councilor Rossetti, Councilor Marzola, Councilor Marnell, Councilor Giordano, Councilor Green

Nayes: 0 All in Favor. Motion Carries

Councilor Marnell made a motion seconded by Councilor Rossetti, to refer the Zone Change Request – Woodlands at Limestone Lakes – 7 properties on N. Burdick St. Tax Map #'s (086.-02-02.1, 086.-02-03.0, 086.-02-04.1, 086.-02-05.1, 086.-02-05.3, 086.-02-06.1, 086.-02-07.1.) to consolidate current zones of NS, RM, and portions of R1 and RA to R5 to the Town of Manlius Planning Board.

Ayes: Supervisor Theobald, Councilor Loeffler, Councilor Rossetti, Councilor Marzola, Councilor Marnell, Councilor Giordano, Councilor Green

Nays: 0 All in Favor. Motion Carries

Councilor Marzola made a motion, seconded by Councilor Marnell declaring that the Zone Change Request for Woodlands at Limestone Lakes, for 7 properties located on North Burdick St., Fayetteville NY (Tax Map #'s 086.-02-02.1, 086.-02-03.0, 086.-02-04.1, 086.-02-05.1, 086.-02-05.3, 086.-02-06.1, 086.-02-07.1) will have a significant environmental impact and the Town Board requests a draft environmental impact statement.

Ayes: Supervisor Theobald, Councilor Loeffler, Councilor Rossetti, Councilor Marzola, Councilor Green, Councilor Giordano, Councilor Marnell

Nays: 0 All in Favor. Motion Carries

Correspondence/New Business

A) Highway Superintendent – No New Business

B) Planning & Development – No New Business

C) Attorney

Councilor Loeffler made a motion, seconded by Councilor Green to set the date for the annual organizational meeting for January 3, 2018 at 7:00 PM.

Ayes: Supervisor Theobald, Councilor Loeffler, Councilor Rossetti, Councilor Marzola, Councilor Green, Councilor Giordano, Councilor Marnell

Nays: 0 All in Favor. Motion Carries

D) Town Clerk – No New Business

E) Police Chief

Chief Crowell stated that call volume remains consistent and the police department has been receiving holiday type calls. Chief Crowell stated that the police department is working on the 2018 goals and objectives.

F) Town Board

