

**TOWN OF MANLIUS
PLANNING BOARD MINUTES
May 14, 2018**

APPROVED

The Town of Manlius Planning Board met in the Town Hall at 6:30 PM with Chairman Joseph Lupia presiding and the following Members were present: Fred Gilbert, Ann Kelly, Don Crossett, Mike LeRoy and Michael McGrew. Also present was Acting Planning Board Attorney Jamie Sutphen, Town Engineer Doug Miller and Director of Code Enforcement Randy Capriotti.

Absent: Member Walt Neuhauser.

Also, Present: Ellen McGrew, Elizabeth Cowly, Barbara Mihalas, Eileen Krell, Mary Ellen Brauns, Cathy Kousmanidis, Chris & Sara Bollinger, Doug & Sue Burns, Rob Winter, Sean Egan, Mark?, Amy Slutzky, Betsy?, Mark VanAlstyne, Nadine Bell, Chuck White, Paul Massa, Alice Massa, Sue Oliver, James Horton, Maureen Clark, Jan Ondrich, Gary Slutzky, David Brittain.

The Pledge of Allegiance was recited.

Minutes

Member Kelly made a motion seconded by Member Crossett and carried unanimously to approve the minutes of April 9, 2018.

Mark Van Alstyne, 317 Homewood Drive, Fayetteville, NY 13066
Accessory Use Permit – 100 Washington Blvd., Fayetteville, NY 13066
Tax Map # 085.-08-11.0

Mr. Van Alstyne stated that he would like to turn a small house into a Chiropractic/Physical Therapy Office.

Chairman Lupia asked if the Applicant had planned to live at the home. Mr. Van Alstyne said not at this time.

Member Kelly asked about parking and how many were needed. The applicant said maybe 4-5 spots. Discussion ensued regarding parking for the property.

Chairman Lupia asked the Applicant if he wanted to get the parking drawn on a proper survey before setting a date for a Public Hearing. Mr. Van Alstyne said yes.

Member Gilbert asked to see more information on the sign.

The Board decided to table the matter until June 11, 2018.

Hoag Road Development, 201 Solar Street, Syracuse, New York 13204
Site Plan – 25- Lot Subdivision – 5290-5320 Hoag Lane, Fayetteville, NY 13066
Tax Map # 104.-01-39.2

Tom Douglas, Developer, gave a quick overview of the project. He stated that this is a responsible development, meaning that this is a Residential development in the middle of a residential area that is surrounded by residents. All Single-Family homes will be

built. They will take care of the flooding that have given the residents on Hoag and Churchill problems. All the materials will stay on site. By law he can either build a conventional plan or a cluster plan.

Tom Blair, Cheny and Blair, Attorney, showed the Board the 30.04-acre property on Hoag Lane. He told the Board that the paperwork in front of them is a Supplemental Application. The Board should see upgrades and responsibility on behalf of the Developer. All of the utilities are either on the property or directly adjacent to the property. There is adequate capacity for all of the services that need to be brought onto the project. He is calling it a 23 +1-lot subdivision. The only tweak may have to be extending the existing sewer district boundary lines to capture the boundary lines of this project. There are adequate road networks and there is plenty of capacity within the roads and a Traffic Study has been done voluntarily. There is a detention basin being proposed on this site.

Scott Freeman, Keplinger Freeman Associates, Landscape Architect, why did we prepare 2 site plans for the Board? Per Town Code they are required to show what the density can be with the current regulations; each lot needs to be 40,000 square feet. The road will be public, so you have a cul-de-sac, an entry point and a loop, that does not count towards the lot area. The minimum road frontage is 150 feet. They meet or exceed the criteria for all lots. You end up with 23 new lots. To build this plan per Town Code, they would bulldoze the entire lot, leaving no tree standing. There would be 7 acres of impervious run-off. This will be a single-phase development plan. Mr. Freeman stated that they have submitted to the County for preliminary comments and the County recommends that they look at Cluster planning. Cluster works based on the criteria set up by the Board. They have been working on a Cluster Plan. Lot sizes are smaller, but you pick up more green space.

Rudy Zona, RZ Engineering, stated that again a traffic impact study has been done for 3 intersections, Hoag Lane at Dawley, Shiraz and Churchill Lanes. The analysis has found that there is no notable affect on traffic. They also did a GAP analysis study performed at the intersection of 257 and Hoag Lane. The Town Engineer requested it. A GAP study is when you measure the gaps in traffic between the end of one vehicle and the beginning of the next. Mr. Zona said that the road has plenty of capacity to handle the extra traffic. Mr. Zona stated that as far as Sanitary goes, they talked to the Onondaga County Department of Water Environmental Protection (OCWEP) and there is sufficient capacity at the treatment plant. They probably tie into the sanitary sewer that exists on Shiraz Lane. They are proposing an E1 type system. OCWA says that there is sufficient water and there is sufficient infrastructure capacity to provide water. OCWA will design and provide water to the site. The roads within the subdivision will be dedicated to the Town and will be built to Town specs; they have less than 7 percent on the roadways.

Mr. Zona spoke about Storm water. They have chosen to do a wet pond. Will have a channel with rock in it and the DEC states that for the first 10 feet of the pond it has to be 1 foot deep. There will also a storm water run-off control structure, basically just a concrete vault with a hole in it controlling the water.

Member Kelly asked how big the pond is. Mr. Zona said 2.4 million gallons. It is

350x300 in size and 6 feet deep. The pond will be wet at all times.

Chairman Lupia asked who will be owing the pond? Mr. Zona said the property owners. Mr. Douglas said that included in the deeds for all the lots, all the open swales will be maintained by the property owners. Mr. Douglas said that he would propose the Town take over the inspections and the maintenance of the ponds only because they are trying to alleviate any offsite problems, its not just a Hoag Lane site problem. They figure the Highway department will be out maintaining the roads and the pipes and catch basins anyway, so they can keep an eye on the pond as well.

Mr. Zona said that there will be easements and there will be plenty of room for maintenance. The basins will treat not only the quantity of the water flow but the quality as well. There will be a SWPPP signed with the Town.

Mr. Douglas stated that he met with some of the homeowners in the area and the question he got asked was how long is this project going to impact the already existing neighborhood? He said if the economy stays good then maybe 3-4 years.

Acting Attorney Sutfin asked Mr. Freeman 2 questions:

1. How is the greenspace going to be treated and maintained?
2. What are the covenants that are expected?

Attorney Blair said the greenspace will have deed restrictions so that there will be no development in those areas. Every homeowner will be educated as to the drainage, they will be shown their easement, they will be shown the do's and don'ts for maintaining the drainage and they will have a handout regarding the buffer areas and open spaces. They will clearly understand the deed restrictions.

Attorney Blair said that in wrapping up the Environmental Impact is the final piece of the project. He discussed his narrative that was previously given to the Board.

Discussion ensued regarding the local schools and the impact this project may or may not have on enrollment.

Chairman Lupia stated that if the next step is a Public Hearing, the public will be allowed to speak and make the appropriate comments regarding the project and before that the Board will make a SEQR determination.

Discussion ensued regarding unanswered questions on the SEQR form.

Member Kelly made a motion, seconded by Member Gilbert and carried unanimously to hold a Public Hearing on June 11, 2018 at approximately 6:35pm.

Other Business

With there being no further business, Member Gilbert made a motion, seconded by Member Kelly and carried unanimously to adjourn the Regular Meeting at 8:04pm.

Respectfully submitted,
Lisa Beeman, Clerk