TOWN OF MANLIUS
PLANNING BOARD MINUTES
July 23, 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 Mike McGrew. Also present was Planning Board Attorney Jamie Sutphen and Town Engineer Doug Miller.

Also, Present: Ellen McGrew, Mark VanAlstyne, Ed Kiesa, S. Aggarwal, J. Barrett, Jackie Ayres, Serresh Agral?, Paul and Alice Mass, Gary Slutzky, Eileen Krell, Santa Romdes?, Mary Ellen Branson, Marianne Douglas, Gunther Lascha, Masoud Tamjidi?, Rudy Zona, M. Blumin, Carol Zenzel, Jaub & Sandra Nitiol?, Barbara Mihalas, James Horton, KP Kelly, Chuck White, Cathy Kousmanidis, David Brittain..

The Pledge of Allegiance was recited.

Minutes
Member Kelly made a motion seconded by Member LeRoy and carried unanimously to approve the minutes of July 9, 2018. Member Gilbert abstained.

Mark Van Alstyne, 317 Homewood Drive, Fayetteville, NY 13066
Site Plan – 100 Washington Blvd., Fayetteville, NY 13066
Tax Map # 085.-08-11.0
Mr. Van Alstyne stated that he would like to open a Physical Therapy Office on Washington Blvd.

The Board agreed that the new plan that was submitted, including parking, was much better than the previous plan.

Attorney Sutphen 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 Crossett made a motion, seconded by Member LeRoy and carried unanimously to issue a Negative Declaration under SEQR and authorized the Chairman to sign the short form EAF.

Member LeRoy made a motion seconded by Member Gilbert and carried unanimously to open the Public Hearing at 6:36pm.

With there being no comment from the public, Member Kelly made a motion, seconded by Member LeRoy and carried unanimously to close the Public Hearing at 6:37pm.

Chairman Lupia stated that the Board could not make a determination tonight because they haven't heard from the Onondaga County Planning Board regarding their decision about the project. The Board will adjourn the decision until the August 13, 2018 meeting.

Conversation ensued regarding the sign for the property. The Applicant agreed to bring more information about the sign and lighting to the next meeting. The Board also asked Mr. Van Alstyne to have a timeline for completion of the project at the next meeting.

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

Chairman Lupia stated that the Board has not received any new plans from the Applicant, but the Applicant is here to present a reconfiguration of the subdivision based on the comments and concerns raised to date.

Tom Blair, Attorney for the project, stated that they would like to discuss the proposed subdivision and how its laid out. They would like to have conversations on how to improve the layout and provide more open area and assist in maintaining some of the existing features.

Rudy Zona, Engineer, showed the conventional plan 23 lots plus 1. They also submitted a cluster plan. They got the feeling that it was a little crowded and the amount of earthwork that had to be undertaken really takes away from the greenspace that is really the most important part of a cluster plan. They went back to the drawing board and came up with 21 lots including the existing residence; they have the same stormwater plan and they are trying to preserve the existing land features. They plan to build the homes in phases.

Tom Douglas, Developer, stated that there will be 20 new lots plus the one that already exists. They have taken 2 lots off the table. Attorney Sutphen said there are 3 lots off the table. Mr. Douglas agreed. They have increased the buffer zones dramatically. Being proposed is to "phase" the project. Everything east of Shiraz will be Phase 1 and everything else would be Phase 2.

Conversation ensued regarding the drainage and the stormwater into the drainage pond. Mr. Douglas said that their stormwater plan will be taking care of a large part of the drainage issues in the area but not all of them.

Mr. Zona stated that all the infrastructure, the sewers, the retention pond and the water hook ups, will be built first.

Attorney Sutphen recapped the current status of the project for the Board. She explained that the lots that can be reasonably built a conventional plan is a threshold issue in determining the appropriate number of lots for the cluster. that there was the conventional plan presented which laid out a was a 24s and that the cluster plan was then based upon that. Issues of lot count, phasing, green space, earth movement, cut and fill, acreage disturbance, drainage plans are among the issues that the Board needs to address to get a negative declaration for the project. The Town Engineer reviewed the plan and has raised concerns about the significant environmental impacts related the large amount of earth moving activity, changes to the topography, and drainage impacts from that activity. Changing the topography as proposed under a cluster development plan is problematic, since a goal of a cluster plan is to preserve existing greenspace and natural land contours. The Board has not yet come to a conclusion on this, but the Town Engineer has expressed that there is a significant amount of engineering that would be required for the Applicant to build the full the lots proposed there was significant discussion regarding dropping the number of lots to 21 total lots. The applicant needs to provide more specific engineering details on all of the open items, However, with the information currently available, the Town Engineer expressed that it appears more optimistic that with proper and full engineering, the site may be able to accommodate 21 total lots within the parameters of a cluster. .

Engineer Miller said that he spoke to Mr. Zona and they are looking at the natural contours of the land.

Attorney Blair said that the fill will now remain on site instead of trucking the fill off site. Attorney Sutphen said that the Board is still trying to determine what the maximum number of lots that are realistic for a site of this size and challenging topography. The Applicant will have to come up with an engineering plan that Engineer Miller would have to review again to make sure that any environmental concerns can be mitigated. Mr. Zona said that they have consulted with Joe Mueller regarding the earthwork. If the Board thinks that we are heading in the right direction with around 21 lots, then the Applicant will have to go back and satisfy the Town Engineer that 21 lots are doable. The Board can determine if less lots will fit all the issues identified, like the greenspace, the earthwork, the contours which seem to be the main issues that Engineer Miller is trying to solve for the Board.

Member Gilbert said that this land is challenging. He asked how much change will there be to the major ravine that comes through the development? Mr. Zona said most of the stream will be maintained. The only change will be to grade it in to get the stormwater in, there shouldn't be a whole lot of change.

Chairman Lupia asked if the Applicant would be willing to entertain questions from the audience even though it wasn't a Public Hearing? The Applicant said that they would be willing to stay after the meeting to answer questions. The Chairman said that that would be a great idea.

Attorney Sutphen said that the next step is to hear what some of the residents have to say. The Board is still in the work session phase and needs to determine if the applicant should be encouraged to pursue the proposed lot count with the suggestions given.

Chairperson Lupia solicited reaction from the Board members on this proposal. Member Kelly said that it should be up to Engineer Miller, and what he comes with the slopes and contours. Engineer Miller said that he had a discussion with Mr. Zona and he is trying to work with the contours of the land, adding more or less buffers.

Conversation ensued regarding engineering on the project.

Overall, the Board members are looking for more information in conformance with what the Town Engineer has requested. The Board agreed that they would like to see the current plan pursued as being than previous plans and agreed that Engineer Miller has a good sense on what the Board is looking for.

Other Business

With there being no further business, Member Gilbert made a motion, seconded by Member Crossett and carried unanimously to adjourn the Regular Meeting at 7:26pm.

Respectfully submitted,
Lisa Beeman, Clerk