

**TOWN OF MANLIUS  
PLANNING BOARD MINUTES  
March 9, 2020**

**DRAFT**

The Town of Manlius Planning Board met at the Manlius Town Hall at 6:30 PM with Chairman Joseph Lupia presiding and the following Members were present: Ann Kelly, Mike LeRoy, Frank Mento. Also, present were Attorney Tim Frateschi and Town Engineer Douglas Miller.

Absent: Member Poltenson and Member Gilbert

Also, Present per sign-in sheet: Town Board Member Heather Waters, Ellen & Mike McGrew, Madeline Bort, Leisha Dukat, Valerie Beecher, Sue Oliver, James Horton, Chris & Cheryl Demers, Doug & Sue Burns, David Brittain, Warren Linhart, Marlene Blumin, Sean Egan, Madeline Bort, Matt Mulcahy, Chelsea Fuller, Stacey Kelso, 2 names are illegible.

The Pledge of Allegiance was recited.

**Minutes**

Member Kelly made a motion, seconded by Member LeRoy and carried unanimously to approve the minutes of February 24, 2020.

**Brolex Properties – 5912 North Burdick Street, East Syracuse, NY 13057  
Recommendation for Zone Change – Bridle Path/Megnin Farms Apartments –  
Corner of Strawmount Trail and State Route 5, Chittenango, NY  
Tax Map #'s 082.-02-02 and 082.-02-03.0**

Chairman Lupia stated that the Town Board had received a letter from Brolex Properties requesting that the application be withdrawn, and no further action be taken.

**Brolex Properties – 5912 North Burdick Street, East Syracuse, NY 13057  
Recommendation for Zone Change – Freeman Estates – 7430 Highbridge Road,  
Fayetteville, NY 13066  
Tax Map # 101.-02-02.1**

Chairman Lupia stated that the Town received a phone call from the Applicant asking to be taken off the agenda until further notice.

**Woodland Hills Subdivision (Hoag Lane Development), 201 Solar Street Syracuse,  
New York 13204  
Continued Site Plan - 21-Lot Subdivision – 5290-5320 Hoag Lane, Fayetteville, NY  
13066  
Tax Map # 104.-01-39.2**

Chairman Lupia stated that this project has been going on for almost 2.5 years. There have been numerous meetings and we are concerned that there is inadequate movement. Chairman Lupia the project has stalled and asked Engineer Miller if he knew

how many meetings there have been and what type of meetings there have been since the start of this project.

Town Engineer Doug Miller there have been at least 6 meetings and several phone calls with the applicant. The last meeting was in October 2019 to try and wrap up some loose ends. There was an updated submission in December 2019 received.

The following is a list of some of the items Engineer Miller discussed that are still outstanding:

1. To date no GEO Tech report has been submitted – have been asking for 2 years
2. In the 2019 submission, there are concerns with the drainage basin – there is no dedicated overnight discharge – need more detail
3. Waiting for a letter from the DEC regarding whether the impoundment is a dam on the property
4. SWPPP dates are not consistent – the drawings in the SWPPP do not match any of the drawings from December 2019
5. Have asked for a survey – to date we have not yet received one
6. Composting and fill to grade the property were discussed concerning the amount of truck traffic on Hoag Lane

Engineer Miller stated that he received a 25-page memo back from the Applicant dated February 13, 2020, it references a lot of changes that had been made, but there were no drawings, no updated SWPPP and it appears that there is still a lot of information still missing.

Chairman Lupia said that the Board has been holding off on a SEQR determination because the Board feels that they need more information. We don't want to make determination without the additional information. Chairman Lupia said the Board would like to know when it is going to get the items it needs.

Tom Douglas, Applicant, stated that they have reduced the number of lots from 25 to 21; they have created a wooded buffer on the perimeter of the property to further screen the neighbors' property; they have balanced the cut/fill, no material will be coming off of Hoag Lane; they have hired Kenny GEO Tech for the boring holes and they are done; have a letter from the DEC saying that there is no dam on the property; have done a 3<sup>rd</sup> party traffic study, there will be no traffic impact; have re-designed the project from 1 phase to 7 phases.

Scott Freeman, Landscape Engineer, discussed changes that have been made to the plan; he stated that the project will be 1 stage in 7 phases, he spoke about the timeline for these phases; he talked about bringing compost to work into the existing soils; they will have 2 trees per lot.

Attorney Frateschi asked how much compost needed to be brought in? Mr. Freeman said it depends on what the organic content is. He does not have the details right now so he couldn't tell us the number of truck loads that will be needed.

Rudy Zona, RZ Engineering, spoke about the Engineering issues related to the project. He stated that the retention basin will hold 12' - 14' of water, 14' deep maximum; there will be 6 homes that need grinder pumps, they will be owned by the homeowner, not the Town.

Member Kelly said that she thinks that it is important for the Engineers to get together to discuss the issues.

Member Mento said that he thinks its time for the Applicants team and Engineer Miller to get together to discuss the technical details.

Engineer Miller and Engineer Zona agreed to have a meeting regarding the remaining issues with the project.

Chairman Lupia asked the Applicant to be ready to come back to the Board in 4 weeks. The Applicant asked for 3 weeks, the Chairman agreed that 3 weeks should be sufficient.

#### **OTHER BUSINESS**

With there being no further business, Member Kelly made a motion, seconded by Member LeRoy and carried unanimously to adjourn the Regular Meeting at 7:47 pm.

Respectfully submitted,  
Lisa Beeman, Clerk