

TOWN OF ONONDAGA

Planning Board

ALFRED J. FULLER
4564 Cole Road
Syracuse, NY 13215

DAVID C. BAKER
5577 Bull Hill Road
LaFayette, NY 13084

TOWN HALL
5020 Ball Road · Syracuse, NY 13215

MARC A. MALFITANO, Chairman
5155 Jupiter Inlet Way
Syracuse, NY 13215

LINDA M. CAMPBELL
4929 MacGregor Lane
Syracuse, NY 13215

JAMES MAHANEY
4934 Horizon Terrace
Syracuse, NY 13215

Meeting Conducted at 7:30 p.m. July 10, 2017

Present:

Marc Malfitano, Chairman
David Baker
Alfred Fuller
James Mahaney
Nadine Bell, Attorney
Bill Perrine, Engineer

Chairman Malfitano called the Planning Board to order at 7:32 p.m. noting that Ms. Campbell was excused from the meeting and that the order of agenda items would be revised beginning with The Ledges at Howlett Hill going first.

The Ledges at Howlett Hill (Harris Road/Howlett Hill Road)

Chairman Malfitano explained that there were some open questions from last meeting and that the Planning Board was trying to sort out what had been done in terms of zoning because the proposed plan went back to 2006 or 2007. Ms. Bell and Mr. Perrine had done some research and found that there was not a zone change request to planned residential, but a Town Law Section 278 clustering and that Ms. Bell found local law #6 from 2007 by which the Town Board granted authority of the Planning Board to apply Town Law 278. Chairman Malfitano noted that the Planning Board had done the calculations on density previously in terms of the maximum number of lots and since then Section 1 was taken out of the plan. Chairman Malfitano noted that he has some questions in terms of setbacks, but will allow counsel to present a revised plan.

Mr. Curtin thanked Chairman Malfitano and noted that the correct number of lots is currently 99, down from 107. Modifications to what was previously shown as Section 1 are now showing as Section 5, which contains 7 lots. The renumbering of the lots was done because of the re-sequencing. The re-sequenced development is now beginning with Section 1, which is located in the lower south west portion of the site and rotating counter clockwise. Additionally all homes are now numbered sequentially without any breaks and as a section is approved by the Town Board and is subsequently filed with the County Clerks office it will make sense to any purchaser and their counsel.

Mr. Curtin continued noting that there had been concerns raised because of the computer overlay and trying to define the property lines better. That has been rectified and the property lines are now well defined. Additionally all setbacks are scaled and there is a minimum of 10 feet between the building and the property line so there is 20 feet minimally between buildings. Mr. Curtin noted that the areas outside the building envelope will be maintained by the Home Owners Association pursuant to a plan that he will develop, at a point when there is a

preliminary plan that can be referred. He continued noting that WM Engineering has corresponded with the County Water Department relative to the availability of water services for this particular subdivision and copies of the letters will be submitted under separate cover this evening.

Mr. Curtin said that a question had been raised relative to a referral to the County and in fact it has been determined that it was taken into consideration that Town Law 278 was invoked and the density plan was improved and they are well under the density that was previously approved pursuant to that Town Board resolution.

Mr. Curtin noted that the Chair, by letter of August 29, 2007, did respond to County Planning and their voluminous comments offered to the Planning Board basically saying we are proceeding unless they objected, which to his recollection they had not. He stated that he has a letter from County Transportation relative to this proposal and there was no concern about the level of service at the intersection. Mr. Curtin noted that he believes the SEQR has been completed, the referral has been done to County Planning and the plan has been revised eliminating the Lots in former Section 1, now Section 5; lot delineation has been clarified and those are the major revisions that have been made. Mr. Curtin also noted that it is his understanding that the Canyon Ridge Road extension will be developed and butt up to the adjacent property and there is no objection from the client if the Town requires it.

Mr. Curtin said he has been in consultation with Mr. Morris, Project Engineer, regarding all utilities and the detention system that will be required to be in place for the new Section 1. They will prepare under separate cover as a condition for the review of Section 1 as well as a draft of the Offering Plan that will be submitted to Ms. Bell with a copy to the Town for their file.

Chairman Malfitano asked if the applicant has a signed copy of the agreement from National Grid back. Mr. Curtin responded that he has not yet received it but will provide the original to Ms. Bell upon receipt. Mr. Fuller asked if the County has approved the curb cut for Canyon Ridge Road and Mr. Curtin advised that it is a town road and does not require that. Mr. Malfitano asked if Harris Road is a town road and Mr. Perrine responded that is it a town road.

Mr. Perrine noted that the prior Section 1 to the north had its own individual stormwater mitigation plan and now that Section 1 is in the lower southwest corner it may be an instance where they will need to do a full build out of a detention facility in a different geographical location to service that location. Mr. Curtin agreed and said it is his understanding that the stormwater for the newly designated Section 1 will be in the area that is shown contiguous to Harbor Brook and will have to be built out and approved by engineering. Chairman Malfitano noted that in conjunction with any submission of plans for Section 1, we will need a very detailed plan of exactly what are the stormwater and other utility improvements and the drainage basin that is near Section 4 that will have to be built out and part of that first phase and that will effect how much of Canyon Ridge Road will need to be built as part of Section 1.

In regard to The Ledges at Howlett Landing, survey plan last revised July 8, 2017, by DW Hannig, and plan predicated on Town Law Section 278 clustering, having evidence that the Town Board passed Local Law #6 of 2007 granting the authority to allow the use of Town Law 278 clustering for this project, and there being no further questions, Chairman Malfitano made a motion to grant preliminary approval of the proposed development noting the following conditions:

1. The public road within the proposed development, Canyon Ridge Road, will be the main entrance and all other roadways and driveways will be private improvements outside the

responsibility of the town to construct and/or maintain.

2. There will be a Homeowners Association created and a copy of the created Association will be on file with the Town Attorneys prior to the filing of a map for any section. The Association must have the right of assessment, the Association will maintain all of the land areas within the project boundaries that are colored in white or lime on the plan, and the Association will maintain all the private roads and private drives shown that are exclusive of Canyon Ridge Road.
3. In conjunction with the submission of any initial Section, the Planning Board requires submission of detailed plans showing the additional infrastructure improvements including but not limited to roadways, utilities and detention basins that are necessary outside the primary boundaries of Section 1 that need to be constructed to provide utility improvements for any initial section.
4. Evidence of a signed copy of the agreement between the developer and National Grid.
5. The side yard setback will be not less than 10 feet on either side of each unit and the front yard setback will be not less than 20 feet measured from the front face of the unit to the individual front property lot line to provide for parking of a vehicle.
6. A private maintenance agreement will be established between the developer/Home Owners Association and the Town with respect to maintenance of the stormwater drainage facilities.
7. A final SWPPP will be submitted.
8. A letter from the Highway Superintendent regarding the location for the road cut on Harris Road be submitted.

Mr. Baker seconded the motion and with all in favor it passed unanimously.

Sonbyrne Sale, Inc. (4815 & 4821 W. Seneca Turnpike and 4848 East Avenue)

Mr. Christian Brunelle appeared before the Planning Board upon a referral from the Town Board for a site plan review. Mr. Brunelle began by highlighting the changes since the last Planning Board meeting which include the following: conifer trees have been indicated on the plan along the northwest border; back elevations have been indicated on the plan and are 866.5 and at the top of the berm are 865.5 with a 9 foot rise on top of the berm, and an elevation of 856.5 at the bottom of the stormwater basin area; heights are now shown along the retaining wall and range from 10 feet to 6 feet, 7 feet and 1.5 feet. Mr. Brunelle noted that in a letter today to Mr. Perrine he advised that the retaining wall can be a gravity wall which can go up to 15 feet in height. Chairman Malfitano asked if we have a section detail on the wall. Mr. Brunelle responded that he will have an engineer drawing done for approval by C&S and the Town as was done with the Senior Center parking area. Mr. Perrine added that there is a generic ready rock section in the full set of plans that was put in by Appel Osborne. Mr. Brunelle further added that there is a design being done that is specific for this whole wall. Cobblestone is commonly used; however, ready rock is an upscale and will be consistent with the wall at the Senior Center.

Mr. Brunelle then continued to identify updates to the plan and reviewed the elevations up to the finish floor as 878.75 by the store, 878.8 under the fuel canopy and 889 at the sidewalk towards Velasko Road. Mr. Fuller asked if the sight would be raised. Mr. Brunelle responded that it will be raised approximately 12 – 13 feet in the back corner of the building.

Referencing the slope on the back of the detention pond, Mr. Fuller asked if that area can be mowed. Mr. Perrine noted that portions are 2:1 and are too steep to mow. Mr. Brunelle added that they will address that comment from the C&S letter that was sent out today. He continued, noting that every single item on the comment letter will be addressed and Mr. Perrine will receive the response letter sometime next week.

Chairman Malfitano asked how high the fence on top of the retaining wall is. Mr. Brunelle responded that as noted on the plan it is referenced as ready rock/cobblestone retaining wall with 4 foot high black vinyl chain link fence.

Chairman Malfitano, asked if the drainage outfalls from the basin to East Avenue. Mr. Perrine responded that there was a 12 inch storm sewer that was temporarily capped that came in from the Senior Center, they will be dropping a new catch basin in and will be added to the underground retention system under the Senior Center. Chairman Malfitano asked if he is analyzing the volume. Mr. Perrine responded that the drainage model takes into account the whole system, as noted in the comment letter, because of timing and not wanting to flood East Avenue, the drainage goes down the sides of the road to Onondaga Road then left to Bernard's Brook.

Mr. Brunelle stated that he spoke with two engineers today who have looked through C&S's comments and they have advised that in their opinion, none of the comments would be a problem to address. Mr. Perrine said that he is interested in seeing the response to the comment regarding the drainage as the stormwater model assumes the basin is empty and because it is a wet pond it has to assume that it is full of water. When it is full and you get a rain storm it will dramatically change the outflow from the basin. Chairman Malfitano asked for the location of the emergency spillway. Mr. Perrine responded that it is the very north corner of the detention basin and will spill over the bank and end up in the swale between the Senior Center parking lot and the retaining wall and the swale pitches to East Avenue. Mr. Brunelle also noted on the plan the location of a catch basin. Chairman Malfitano commented that the spillway is not adequately shown on the plan. He asked if Byrne Dairy reserved an easement for the draining right to discharge from their parcel to the Town parcel. Mr. Brunelle responded that there is an easement and he will review it for more detail. Mr. Perrine provided a more detailed grading plan which they reviewed and discussed. Chairman Malfitano advised that they will want the perimeter of the basin to be mow-able and able to be maintained. Mr. Perrine noted that most of the area is 3:1 which is mow-able and also noted that the only areas that are not are in the back corner and they may have to reconfigure the basin slightly to create a gentler slope.

Chairman Malfitano confirmed that Mr. Perrine had provided information to the applicant regarding the hammerhead that will be on East Avenue on the east side.

Mr. Mahaney asked if there will be a pedestrian access from Velasko Road. Mr. Brunelle responded that there is not and if there was the slope would inhibit the access from being handicapped accessible. Mr. Mahaney inquired if there could be access from the back side of the Senior Center. He added that pedestrians may use the driveway to access the store from that side. Mr. Brunelle suggested that there could be a cut-through where the retaining wall is 2 feet high with brick pavers. Chairman Malfitano added that it would be difficult to meet handicapped accessibility.

Mr. Perrine asked that the proposal for the dumpster enclosure be reviewed for acceptance by the Planning Board. The plan is for a chain link fence enclosure with Navajo beige slats which will match the building. Chairman Malfitano indicated he agrees with the plan for the enclosure

with the obligation of the owner to maintain it in good condition.

Mr. Perrine indicated that there is a comment about the Norway spruce trees which get very large at maturity. Mr. Brunelle advised he has talked with Appel Osborn and also a landscaper and it was determined that any sort of conifer tree will grow very large with the exception of an arborvitae. Chairman Malfitano noted his concern that arborvitae are not deer resistant or salt tolerant. Mr. Brunelle stated that he will have Appel Osborn look into alternative choices and will present them to the Planning Board for consideration. Chairman Malfitano agreed with the suggestion and noted that the current code does not provide flexibility. He also noted that he has made a recommendation to the Town Board that they consider changing the landscape requirement in the code so the choices will not be so limited. In this case, however, the applicant will comply with current code.

This matter will be on the Planning Board agenda for July 24, 2017, for continued discussion and response to Mr. Perrine's comment letter of July 10, 2017.

Planning Board Minutes

A motion was made by Mr. Fuller, seconded by Mr. Baker, that after minor changes, the Board approve and accept the meeting minutes of the June 26, 2017, meeting. The motion passed unanimously.

A motion was made by Mr. Mahaney, seconded by Mr. Fuller, that there being no further business to come before the Board the meeting be adjourned. The motion passed unanimously and the meeting was adjourned at approximately 8:46 p.m.

Respectfully submitted,

Melinda L. Mayer
Secretary