

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. April 10, 2017

Present:

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

Chairman Malfitano called the Planning Board to order at 7:30 p.m.

Cleveland Heights - Cleveland Road

Mr. Steve Calocerinos of Calocerios Engineering PLLC appeared before the Planning Board with a sketch plan SK001, dated March 20, 2017, for a proposed development on Cleveland Road between two existing subdivisions. Kincaid Country Acres is located just to the north of the proposed subdivision. The property is currently zoned R1 and consists of approximately 70 acres. Mr. Calocerinos explained that there have been several layouts under consideration over the years. He is presenting the current proposed plans and seeking feedback from the Planning Board. He further explained that in the proposed plan the subdivision connects to Cleveland Road and also to the existing subdivision to south. The plan is showing, for representation purposes subject to reaching an agreement, a possible future connection to the subdivision to the north. They are proposing to bring in gravity sewers across a private parcel between the two subdivisions to serve the project. Mr. Calocerinos indicated that they have done a preliminary layout of the sewers and believe they can serve the entire subdivision with gravity sewers if they can make that connection. He further explained that if the opportunity for connection cannot be made, the other option is to create a pump station. The owner is in discussions with the property owner to the south. Chairman Malfitano asked where the pump station would be located. Mr. Calocerinos responded that the pump station would be located at the lowest point in the project and would go to Cleveland Road. Chairman Malfitano asked Mr. Perrine, Planning Board Engineer, if he was aware of the sewer location for the subdivision to the south. Mr. Perrine responded that he believes the sewers cross to Cleveland Road. He further explained that they pick up the trunk sewer in the middle of Brittany Hills.

Mr. Calocerinos advised that they also provided a copy of the sketch plans that were submitted in 2006 or 2008 and also a sketch plan presented to the Town Board. Chairman Malfitano

commented that the Board has concerns about the number of frontage lots along Cleveland Road and noted there would need to be a hammerhead on road C if the sewer agreement is not reached. Mr. Calocerinos responded that there is no intent to construct that road and the sketch is depicting a possible future connection of the two subdivisions. Chairman Malfitano clarified that his concern as to the configuration of Lots 22 and 23 as building lots. He also noted that frontage lots 86 and 93 are acceptable but the others are not. Mr. Calocerinos explained that the number of frontage lots on Cleveland Road is not preferred but helps to maximize the number of lots in the project. There was further discussion about the drawing and Chairman Malfitano asked that the applicant keep the Planning Board up-to-date on the road profile. There was also discussion about drainage. Mr. Calocerinos pointed out the area that was originally delineated as wetland and noted that will need to be reviewed as the delineation has since expired.

Hallinan Meadows - Howlett Hill Road

Mr. Hal Romans appeared before the Planning Board with changes to the preliminary plan for Hallinan Meadows. He explained that there were modifications to the road grade on November Lane that were done by the design engineer, and the road grade on Hallinan Drive has been corrected. Additionally, the “do not disturb” area now extends to the property line. Mr. Romans further indicated that the notes have been modified to reflect that the road grades refer to the final grading plan that will be done by the design engineer. The note about the conservation easement has been added as follows: “A Conservation Easement is proposed on Lot Nos. 11, 12, 14, 15, 16 & 19 and is shown as a hatched area along Harbor Brook on this plan. These Lot Owners are not allowed to disturb this area in any way – No cutting of Vegetation, No grading, No structures of any kind and a covenant will be added to all deeds – subject to existing restrictions. A proposed berm and final grading plan & construction drawings.” Mr. Romans also commented that a note regarding Lot 19 was added as follows: Lot No. 19 – Proposed house cannot be built in the floodplain area unless the lowest finished floor is 2 feet above the flood elevation; and finally there was a note added regarding the proposed building envelopes.

Chairman Malfitano asked if the blasting areas have been revised based on the current configuration. Mr. Romans responded that they have not yet revised the blasting area however the plan has been provided to the blasting company. Chairman Malfitano advised that the Planning Board would like to see the final plan prior to the commencement of blasting.

Chairman Malfitano clarified that they are seeking preliminary approval of the survey plans and the contract drawings noting that Mr. Davies, Director of Planning and Development, has not yet signed off on SWPPP. Mr. Perrine recommended continuing with the preliminary approval subject to SWPPP approval.

Chairman Malfitano made a motion to approve the preliminary plan for Hallinan Meadows, last revised April 4, 2017, and the construction drawings as follows:

- G-001 – Title Sheet, dated April, 2017
- C-100 – Existing Conditions Plan, Legend, and Notes, dated April 5, 2017
- C-101 – Site Plan, dated April 5, 2017
- C-102 – Utility Plan, dated April 5, 2017
- C-103 – Grading Plan, dated April 5, 2017
- C-104 – Erosion and Sediment Control Plan, dated April 5, 2017
- C-301 – Road Profiles, dated April 5, 2017

- C-302 – Storm Sewer Profiles, dated April 5, 2017
- C-303 – Sanitary Sewer Profiles, dated April 5, 2017
- C-500 – Site Details, dated April 5, 2017
- C-501 – Site Details, dated April 5, 2017
- C-502 – Erosion and Sediment Control Details, dated April 5, 2017
- C-503 – Erosion and Sediment Control Details, dated April 5, 2017,

and to ratify and reaffirm the prior SEQR determination subject to the approval of the Storm Water Pollution Prevention Plan by the storm water officer and presentation of the revised blasting plan prior to the commencement of blasting. Mr. Fuller seconded the motion and with all in favor it passed unanimously.

Planning Board Minutes

A motion was made by Ms. Campbell, seconded by Mr. Mahaney, that after minor changes, the Board approve and accept the meeting minutes of the March 27, 2017, meeting. The motion passed unanimously.

A motion was made by Mr. Fuller, seconded by Mr. Baker, 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 8:03 p.m.

Respectfully submitted,

Melinda L. Mayer
Secretary