TOWN OF ONONDAGA
Planning Board

TOWN HALL
5020 Ball Road · Syracuse, NY 13215

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

Meeting Conducted at 7:30 p.m.
June 8, 2020

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 7:31 p.m.

Old Towne Estates Subdivision

Alex Wisniewski of LJR Engineering and Joe Muller of JK Tobin appeared before the Planning Board presenting a revised plan for the Old Towne Estates Subdivision. Mr. Wisniewski stated that in approximately September of last year the surveyor presented the plan and there was some dialogue about General Ellis Road as it approached Cleveland Road. He noted that the storm water plan has been figured out to a large degree and a preliminary drainage report was included in the packet presented.

Mr. Wisniewski indicated he had spent time working on the engineering details and issues and he stated that Mr. Perrine issued a letter stating that the plans conform to the Town’s standards. He explained that on the last plan that was presented for this subdivision there were 70 lots but he had to eliminate one lot on the northwest corner to accommodate the storm water management facility. An aerial view of the subdivision was provided. Mr. Wisniewski stated that the plan was started years ago and has been scaled back and is finally workable with the lay of the land. He also noted that all public utilities are available.

Chairman Malfitano also noted that the subdivision had been presented previously and generally found that the new layout is more workable with the grades. He indicated that there are still questions about the drainage and also concerns about the Section phases and having a long access way in that would be cut off until Kelsey Drive was later connected with Horizon Terrace. Chairman Malfitano noted concerns about buses turning around.

Mr. Wisniewski indicated that this plan addresses the email from Mr. Perrine suggesting they reconsider phasing. He noted that originally the cul de sac on Cossit Road was part of Section 4 and the reconnect back to Kelsey Drive would have been made in Section 5. The phasing was discussed and Chairman Malfitano explained that on the plan presented Section 3 comes to a hammerhead at the intersection of Kelsey Drive in Section 3 which will create a very long bus route with a hammerhead need for turnaround. Chairman Malfitano indicated that if Kelsey Drive is coming out that far, the connection to Horizon Terrace needs to be made.

Mr. Wisniewski stated that he believed that was addressed by making the connection with Kelsey Drive in
Section 4 as opposed to Section 5. There was further discussion about the phasing plan. Chairman Malfitano expressed concern that if the phasing is completed as indicated on the plan it could be 5 to 7 years before Kelsey Drive connects to Horizon Terrace and there will not be a second egress. It was suggested that the connection be made during phase 3 if that part of Kelsey Drive is being developed. Chairman Malfitano clarified that once the development nears 50 lots the connection should be made from Kelsey Drive to Horizon Terrace. There was discussion about drainage and the storm water facility in conjunction with the phasing. There was clarification from Chairman Malfitano that once phase 3 is being constructed the applicant will have to build the detention basin and they have to make the sanitary sewer connection.

It was noted that the labeling on the surveyor’s plan and Mr. Wisniewski’s plan are inconsistent. It was noted that the prior plan dated June 10, 2019 was superseded by a plan last revised March 6, 2020. Chairman Malfitano indicated he understands the drainage concept but asked if when it leaves the site if there is any analysis regarding potential capacity issues in terms of where it is out falling to. Mr. Wisniewski referenced the drainage report and explained that there are 2 storm water areas to be constructed as part of the development. Referencing the grading plan he noted the storm water facility that would be part of phase 1 in the northwest corner of the site which he states will meet permit guidelines. He also noted a sample infiltration testing determined that penetration was not a realistic option so the discharge from that facility will be discharged into the piped drainage system that extends to the property line via Cindy Lane and will continue to the larger storm water facility that was built previously and goes to the Hopper Brook drainage area.

Chairman Malfitano asked if there will be capacity issues and asked Mr. Perrine to confirm that any overflow that comes out and is added to the other basin will not create a capacity issue. Mr. Perrine explained that applicants are required to treat offsite upstream areas in their current state. He explained that everything on the plan around the Cindy Lane extension was engineered to provide for the drainage areas tributary to that existing basin in the old Cindy Lane treated areas off site. Chairman Malfitano commented that there are now roads and hard surfaces and a lot more drainage and it may not have the absorption rate that it once had. He asked that Mr. Perrine opine to the Planning Board in writing that it will not be an issue.

There was further discussion about the drainage overflow, the wet ponds and the storm water facility. Chairman Malfitano asked for confirmation that we are not relying on any outflow drainage from the easements along the back of the Horizon Terrace property. Mr. Wisniewski responded that he was correct. Mr. Perrine added that when looking at an application they never let a 100 year storm event leave the emergency spillway in a new facility and if there was a 100 year storm event and exceeded the 100 year storm, they always look at the overland conveyances as well. Chairman Malfitano commented that it is a realistic concern and the Planning Board wants to make sure it does not become an issue so he is asking for that to be addressed in writing.

Chairman Malfitano indicated there will need to be a referral to the County for this proposed subdivision as well as a public hearing. Additionally it was noted that the SEQR had not yet been completed.

Mr. Wisniewski stated that it is his belief that there does not need to be a SEQR determination prior to submitting a referral to the County Planning Board. Chairman Malfitano noted that he believes they will not review the referral without the SEQR Determination.

There was a Short Environment Assessment Form in the file dated November 17, 2017. Mr. Wisniewski advised he had a copy dated February 2020 that was signed by Tim Coyer. There were not copies available for the Planning Board.

Mr. Wisniewski stated that an updated Short Environmental Assessment Form will be provided at the July 13, 2020, Planning Board meeting and the Planning Board can conduct the SEQR determination at that time. A referral will be submitted to the county for review indicating those items are pending. A public hearing on this matter will be scheduled for July 13, 2020. It was noted that a perimeter metes and
bounds description should be provided to Ms. Bell for the notice of public hearing.

A motion was made by Mr. Baker, 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 8:23 p.m.

Respectfully submitted,

Melinda L. Mayer
Secretary