

# TOWN OF ONONDAGA

## Planning Board

ALFRED J. FULLER  
4564 Cole Road  
Syracuse, NY 13215

DAVID C. BAKER  
5577 Bull Hill Road  
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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 9, 2018

#### 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.

#### **Velasko Village Section 2 & Section 4**

Mr. Sal Sciuga, Jr., on behalf of Sciuga Builders, appeared before the Planning Board presenting a plan dated January 3, 2018. Chairman Malfitano asked if the lots are in the same configuration as they were in conjunction with the preliminary plan that was approved. Mr. Sciuga confirmed that they are the exact number of lots and sizes. Chairman Malfitano noted that the reason he asks is because Mr. Perrine brought up a suggestion that if this is just one or more section consistent with the preliminary plan, then at some point we will have to ratify and reaffirm the preliminary plan, but at this point we need to see construction drawings. It was also noted that this would force the need to do it in two sections on the fee basis because the preliminary plan fees have already been paid previously on the whole thing.

Chairman Malfitano then referred to the road profiles noting that the road is really the high point and from a storm water standpoint there is a natural fall to the south. He asked if the plan is to leave a temporary swale that catches drainage from the road and brings it around to a temporary pond. Mr. Sciuga confirmed that to be the plan. He referenced the plan and noted the location of the first catch basin and the temporary swale and noted that Bill Morris would be speaking to Mr. Perrine regarding the exact location of the outfall. He also noted that currently they are draining from behind Lot 7 and down through to a catch basin. There was discussion of the direction of drainage. Chairman Malfitano questioned whether or not the temporary basin should be an infiltration basin to minimize a point of discharge outflow.

Mr. Perrine noted that because the old NOI permit is active, as part of that SWPPP, were these six new lots intended to drain to the future pond on Lot 32 because the water quality goals would be captured there, and if you are not building that pond now how do we address it? Mr. Perrine does not believe his intention is to take it to the existing basin and he noted that he is guessing that when the SWPPP was prepared the water quality goals for both properties were

addressed and included the pond in the south corner that is not being built now. Chairman Malfitano stated that the reason he suggested it could be infiltration is because there is less of an issue about a point discharge and it will minimize the issue of the travel. Mr. Perrine responded that it is a good idea but suggested that the Board keep in mind that if the old permit is active, which it is, the applicant is not subject to the new green infrastructure. Chairman Malfitano asked if Mr. Perrine would prefer it that way or to have an overflow structure. Mr. Perrine responded that it would depend on testing and if an infiltration basin is proposed by Mr. Morris then they will have to do infiltration testing.

Ms. Campbell asked where the subdivision has been built to. Mr. Sciuga responded that it has been built to Lot 13. Mr. Campbell noted that anything done to modify the temporary basin will impact Lots 71 and 72 directly. Mr. Sciuga agreed but added that it is into the natural flow. He referenced the original grading plan and noted that within some tolerances they are going to utilize that original grading plan and that would have been a spot where that water would have already been flowing and already is flowing now. After some discussion about the proposal, Chairman Malfitano explained that it is his understanding that to handle the storm water from the impervious surfaces; they are putting in a small pond. If and when the rest of the property gets developed, the small pond would go away. If nothing ever happens with the development, then it serves the drainage and becomes permanent.

Mr. Sciuga noted an additional item is the last manhole splitting at Lot 38. He stated that one of the reasons for not showing it is because if they were to continue it to the south side of Lot 38 the manhole would be completely out of the ground. Anything from Lot 37, 36 and 35 will have to have some form of a pump. Mr. Perrine asked if they all drain by gravity. Mr. Sciuga responded that right now all 6 drain by gravity. Mr. Perrine added that they drain to a low point by the pond and then get pumped back up to a manhole behind Lot 7. Mr. Perrine asked if Lots 24, 25 and 26 get basement service off the front to the road, sanitary wise. Mr. Sciuga responded that sanitary will be hung for Lots 26 and 38 with a grinder pump. Chairman Malfitano clarified that the sanitary line in back of Lot 7 goes back to Boca Raton Way, and he believes that to mean that Lots 24, 25 and 26 come from the back side and continue down and catch manhole number 13 and the arrow shows it then going towards Boca Raton Way with the storm water arrow going the other way.

Mr. Sciuga asked if a sanitary sewer and manhole could be put up at the top for Lots 40, 39 and 38 and then put a secondary setup on the back side of the 3 houses. Mr. Perrine added that if there is a manhole behind Lot 25 they would have to extend the public sewer 50 feet left and right and put a manhole at each end to pick up the other lots. Mr. Sciuga asked if 3 sewers could go into that manhole if they were to create a right of way for the sewer line.

Chairman Malfitano reviewed that currently on Lot 7 there is an easement already existing as part of the filed map, Mr. Sciuga is proposing an easement on the back of Lots 24, 25 and 26, therefore; from an easement standpoint they would add an easement on that side of the lot. Mr. Sciuga responded that he is actually asking to create an easement that allowed the sewer when it gets to the back of Lots 26 and 24 to cross in the very backyard and tie everything into that manhole instead of adding 2 additional manholes plus sewer going in each direction. This could be a complete gravity sewer and he would create a right of way across Lot 25 and tie in to the existing manhole located there. There was discussion regarding the proposal. Chairman Malfitano asked Mr. Perrine if the proposal was acceptable. Mr. Perrine responded that it is legal and would be inspected. He also noted there would be a cleanout every 75 feet and it will be all gravity fed underground. Mr. Baker asked if doing this would eliminate any pump that was previously discussed. Mr. Sciuga responded that it would. Mr. Fuller asked if it will cause a problem to treat the detention basin as part of the construction phase, taking care of the water until there is further building. He also asked if that would cause a problem with the SWPPP. Chairman Malfitano responded he did not believe so and as long as there is as easement as

part of the plan. Mr. Sciuga added that if the section including Lots 71 – 61 is developed, they would drain into the original basin because the original basin has the capacity but the grades on the other lots don't make it get there unless by mechanical means.

Mr. Perrine noted that the applicant's engineer has to show how he will meet storm water goals and water quality because they are changing from the original plan. Chairman Malfitano agreed. Mr. Fuller asked if the hammerhead will have to be extended. Chairman Malfitano responded that the applicant will have to get an easement that encompasses over that area and also where the temporary drainage will be located. Mr. Perrine asked if there is a need to do final plats since we already have approval for the plan. Chairman Malfitano stated that there is no need to divide this into 2 sections.

Mr. Sciuga provided a portion of the grading plan noting that the elevation off the east side may be slightly higher than he would like it to be and he may want to shave that side down a bit more.

Chairman Malfitano referred Mr. Perrine to the Section 1 noting that there was a concern way back that Lots 13, 14, and 15 and also extending across Lots 40, 39 and 38, drain down to the back and there was a non-disturb line that needs to be put on those lots, however, he suggests that it be moved approximately 5 feet further to the east.

The Chairman reviewed that this plan can be done in one section, water quality issues should be addressed, and the plan should show easements for the new hammerhead, temporary drainage and sewers in the back. He added that they need to provide a new grading plan and construction drawings

### **Crown Point Extension Section 2**

Chairman Malfitano stated that Mr. Ben Vincent contacted him regarding the National Grid easement across the property (where there wasn't really an easement) that was acknowledged by the Planning Board in our resolution of January 22, 2018. Part of that approval was subject to the following condition; if the width of the easement to be granted for the existing National Grid power line which is proposed at 30 feet changes, the developer shall have to amend the final plan and any map that is to be filed at the Onondaga County Clerk's Office. Chairman Malfitano explained that the developer has not filed the map yet because a 3 mile approval had to be obtained. A set of plans were brought to the Town Hall today along with the resolution from the City Planning approving Crown Point Extension Section 2 and to realign 81, 82, 83 and 84 situated on Province Drive, which he explained are the lots where the connections were planned to be, and that this was granted April 2, 2018.

The applicant is now ready to file the map and Mr. Vincent advised Chairman Malfitano that the easement from National Grid is 50 feet wide instead of 30 feet wide. The Planning Board's action anticipated a possible change and required that a final map be filed, however, since the map has not yet been filed the plan date can be changed and the Planning Board can ratify and reaffirm the approval. The plans were brought to the Town Hall; however, the Health Department stamp does not appear on the plan so they cannot be signed until they are stamped. Chairman Malfitano noted that it is the same plan that the Planning Board approved dated November 6, 2016, last revised January 3, 2018, with a new revision date of April 2, 2018, for a power line easement.

Chairman Malfitano made a motion to approve an amended plan for Crown Point Extension Section 2, which the Town Planning Board previously approved at its meeting on January 22, 2018. That resolution contemplated that the width of the easement to National Grid that crosses the property at the approximate location of Yokefield Lane was to be 30 feet, however after

negotiation with National Grid is now 50 feet, and the developer had not yet filed the final plan in the Onondaga County Clerk's Office because they were awaiting approval of the 3 mile review. They have submitted and the Planning Board is in receipt of a copy of the 3 mile approval which took place on April 2, 2018, and we now wish to substitute a plan last revised as shown April 4, 2008, which we believe is intended to be last revised April 4, 2018, other than that typo it appears to be the proper plan and we are amending the prior approval with that limited change. Mr. Fuller seconded the motion which passed with all in favor.

### **Planning Board Minutes**

A motion was made by Mr. Fuller, seconded by Ms. Campbell, that after minor changes, the Board approve and accept the meeting minutes of the March 26, 2018, meeting. The motion passed unanimously.

A motion was made by Mr. Baker, seconded by Mr. Mahaney, 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 8:30 p.m.

Respectfully submitted,

Melinda L. Mayer  
Secretary