

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. February 27, 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.

Amendment of Lot 2 of Mercurio Subdivision 2004 – Continuation of Public Hearing

Mr. Al Mercurio appeared before the Planning Board with a revised plan of the Amendment of Lot 2 of Mercurio Subdivision dated February 27, 2017. Chairman Malfitano noted that it was determined that the land owned by Mr. Mercurio between Howlett Hill Road and the Trolley Line is one lot under one deed and is now labeled Lot 2b on the revised plan. Chairman Malfitano indicated that there is a reference on one of the notes to Lot 3 which will need to be changed to Lot 2b for the final plan. Chairman Malfitano noted that the septic approval is outstanding. Mr. Mercurio responded that it is being worked on and will be submitted to the County for approval. Chairman Malfitano noted that when the approval from the County is received the Planning Board needs a copy.

Mr. Bill Perrine, Planning Board Engineer, inquired if there is a copy of the driveway permit in the records. Chairman Malfitano replied that we do not have a copy and requested that Mr. Perrine obtain a copy for our files. Chairman Malfitano reiterated that once the septic design is approved and the plan is updated, Mr. Mercurio should appear before the Planning Board for final approval. The public hearing was closed.

Crown Point Extension Section 2 - Preliminary Application & Approval of Contract Drawings

Mr. Robert DeForest of Cordelle Development Corporation appeared before the Town Planning Board seeking preliminary plat approval and construction drawing approval for Section 2 for the alternative subdivision construction procedure. Mr. DeForest explained that the property

consisting of 66 acres was purchased in 2006 with the intent of doing the Section being presented tonight first. The subdivision map and construction drawings were done but they could not obtain the financing so they moved on to Section 3 which they were able to finance. Section 3 was started in 2012 and is being finished now. Mr. DeForest indicated that they want to begin Section 2 at this time and further stated that they have a SWPPP in place, zone changes have been done, they have petition documents, and lighting and drainage plans are done.

Chairman Malfitano advised that during the July 25, 2011 meeting, the Planning Board granted approval for Section 2 including final approval based on construction drawings dated June 23, 2011. He also noted that Ms. Nadine Bell, Planning Board Attorney, advised that the Section 3 covenants were never filed. Although the fact that covenants were not filed for Section 3 is not a problem for Section 2, since preliminary approval for Section 2 will be contingent upon the filing of covenants. Mr. DeForest stated that his notes indicate that executed covenants were delivered to Mr. Ron Ryan, former Director of Planning and Development, but acknowledged that the covenants were never filed.

Chairman Malfitano inquired if the only change to the Section 2 plan was a zoning change. Mr. DeForest added that there was also a setback change done on March 20, 2016. Chairman Malfitano explained that since they are using the alternate procedure, the Planning Board will need to approve the subdivision plan prepared by Cotrell Land Surveyors as a preliminary plan and approve the construction drawings. Once this is done, the highway agreement can be executed, the improvements built, and approval obtained from the Town Board, before seeking final subdivision approval from the Planning Board.

Mr. Fuller inquired if it is acceptable for the hammerheads to extend outside Section 2. Chairman Malfitano advised that an easement will be required. Because Mr. Perrine noted that the utilities are being extended quite beyond the hammerhead to avoid future disruptions to the lot, an easement will be required for the utilities as well.

Chairman Malfitano made a motion to grant preliminary plan approval of Crowne Point Extension Section 2 based upon a plan prepared by Cotrell Land Surveyors last revised February 27, 2017, and the following contract drawings previously approved on July 25, 2011:

- Title Sheet, dated 2011
- C0.0 – Overall Subdivision Plan, dated June 23, 2011
- C1.0 – Utility Plan, dated June 23, 2011
- C1.1 – Grading & Drainage Plan, dated June 23, 2011, last revised June 27, 2011
- C1.2 – Intersection Plan & Detention Basin Details, dated June 23, 2011, last revised June 27, 2011
- C1.3 – Erosion & Sediment Control Plan & Notes, dated June 23, 2011, last revised June 27, 2011
- C1.4 – Erosion & Sediment Control Details, dated June 23, 2011
- C2.0 – Profiles, dated June 23, 2011
- C2.1 – Profiles, dated June 23, 2011
- C3.0 – Details, dated June 23, 2011
- C3.1 – Details, dated June 23, 2011
- C3.2 – Pump station & Force Main Details, dated June 23, 2011
- Pump Station Computations, dated March 12, 2008
- Storm Water Pollution Prevention Plan, dated February 2011, last revised February 25, 2011;

further conditions include the declaration of covenants be filed prior to the start of construction, and the submission of easements for the three hammerheads and utility extensions that are located on land outside of Section 2 but on land owned by Cordelle Development Corporation, subject to approval by legal counsel for the Town; and the Board further ratified and reaffirmed the prior SEQR determinations, noting that there are no changes. Mr. Fuller seconded the motion and with all in favor the motion passed unanimously. Chairman Malfitano requested that the approved construction drawings be currently signed.

Planning Board Minutes

A motion was made by Ms. Campbell, seconded by Mr. Baker, that after minor changes, the Board approve and accept the meeting minutes of the February 13, 2017, meeting. The motion passed with Mr. Fuller abstaining.

A motion was made by Ms. Campbell, 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 7:54 p.m.

Respectfully submitted,

Melinda L. Mayer
Secretary