Town of Manlius
Planning Board Agenda
March 9, 2020
6:30PM

1. Pledge Of Allegiance

2. Approval Of Minutes - February 24, 2020

   Documents:

   FEBRUAY 24, 2020.PDF

3. Brolex Properties - 5912 North Burdick Street, East Syracuse, NY 13057 Recommendation For Zone Change - Freeman Estates -7430 Highbridge Road, Fayetteville, NY Tax Map #'s 101.-02-02.1

   Documents:

   2020 02 20 TRANSMITTAL.PDF
   EAF.PDF
   FREEMAN ESTATES BNDY MAP.PDF
   L1_SITE PLAN_FREEMAN.PDF
   MODERN DESC.PDF
   ZONE CHANGE APPLICATION PACKET 2017 (2).PDF

4. Woodland Hills Subdivision (Hoag Lane), 201 Solar Street, Syracuse, NY 13204 Continued Site Plan - 21-Lot Subdivision - 5290-5320 Hoag Lane, Fayetteville, NY 13066 Tax Map # 104.-01-39.2

   Documents:

   RESPONSE LETTER FEBRUARY 14, 2020.PDF

5. Other Business

   5.I. Brolex Properties - Bridle Path/Megnin Farms Apartments

6. Adjournment

This meeting is being recorded and the audio recording will be posted to the Town website at www.townofmanlius.org

**TOWN OF MANLIUS**
**PLANNING BOARD MINUTES**
**February 24, 2020**

**DRAFT**

The Town of Manlius Planning Board met at the Immaculate Conception Church at 6:30 PM with Chairman Joseph Lupia presiding and the following Members were present: Fred Gilbert, Ann Kelly, Mike LeRoy, Frank Mento and Arnie Poltenson. Also, present were Attorney Jamie Sutphen and Town Engineer Douglas Miller.

Also, Present per sign-in sheet: Town Board Member Sara Bollinger, Town Board Member Heather Waters, Ellen & Mike McGrew, Lori Bort, LaShawnda Giuffrida, Daniel Madugno, Elizabeth Bough Martin, Melinda Kopp, Marie Slater, Curtis Slater, Maryann Slater, Tom Kopp, Junmian? Zhang, Sara Bollinger, Dan & Amy DeBlois, B Meuiar?, Nick Koziol, Mark Bort, Victoria Balintfy, Shorn Mennig, All Mennig, Jason Rutkey, Madeline Bort, Kim Gaspari, Lei Tang, Shere Brown, Scott Sugar, Sue Sugar, Kevin Conway, Leah Conway, Jason Boyce, Thomas R. Schepp, Scott Fuller, Samantha Otis, Chris Demers, Sean Brown, Jason Caraher, Kristy Caraher, Karen Green, Carlie Hanson, Timothy Kelly, David Dukat, Sughash C. Das, Robert Schwanke, Kristen Rutkey, Andrew Demers, Nicholas Rhyde, Stephanie Rhyde, Leisha Dukat, Steven Kelly, Amy Barrett, Mark Barrett, Keith Saville, Christine Saville, Eric Gerace, Kim Gerace, John Beecher, Valerie Beecher, Tony L. Waddell, Kim Schwanke, Jason Klaiber, Cheryl Demers, Tom & Jessica Costa-Umina, Josh Eastman, Allison & Eric Sczerbaniewicz, Gina Godier, Christine Kelly, Paul Crescenzi, Dira Elzourkany?, Heather Waters, Brandon Jacobson

The Pledge of Allegiance was recited.

**Minutes**
Member Gilbert made a motion, seconded by Member LeRoy and carried unanimously to approve the minutes of February 10, 2020

**COR Development – 540 Towne Drive, Fayetteville, NY 13066**
**Amended Site Plan – Monument Sign - Towne Drive – Between Pizzeria Uno's and Mary Lou Corcoran's Building**
**Tax Map # 087.-01-20.0**
Carlie Hanson from COR Development was there to explain the project. She stated that Target has asked to install a sign to show traffic where to go. It will be a free-standing sign, 6 feet in height.

Member LeRoy made a motion, seconded by Member Kelly and carried unanimously to approve the monument sign as presented. Chairman Lupia stated that SEQR did not need to be done because this project is of minimal change to the Site Plan.

Member Mento entered the meeting at 6:38pm.

**Brolex Properties – 5912 North Burdick Street, East Syracuse, NY 13057**
**PUBLIC HEARING - Recommendation for Zone Change – Bridle Path/Megnin Farms Apartments – Corner of Strawmount Trail and State Route 5, Chittenango, NY**
**Tax Map #'s 082.-02-02 and 082.-02-03.0**

Brandon Jacobson, Brolex Properties, briefly explained the project that requests a Zone Change for this property from its current mixed zoning status being primarily RA; with a small section of CA zoning along Genesee Street to R-5. He stated that the applicant would like to provide a mixed/commercial/residential use for the property. They would like to construct 5 3-story apartment buildings, with elevators, primarily intended to serve seniors and others who can't move into the area due to price point.

Chairman Lupia noted the significant number of written materials that have been submitted by members of the public in opposition to this project which are part of the public record.

Member Poltenson made a motion, seconded by Member Kelly and carried unanimously to open the Public Hearing at 6:40pm.

Chairman Lupia expressed that although there will be no time limit for the public to speak, he asked that members be aware of time and not be repetitious.

The following members of the public spoke, with a brief summary of each herein:

1. Cheryl Demers – 8855 Haystack Lane – concerns about traffic, stormwater, wetlands and sewers. She referred to a document she prepared which was previously submitted as part of the record.
2. Tom Umina – 8859 Haystack Lane – concerns about water issues, swales are always full, urban sprawl, and traffic concerns.
3. Tony Waddell – 8827 Quarter Horse Run – concerns about overdevelopment, urban sprawl, school overcrowding, safety and security; he would like to see houses built, not apartments.
4. Marie Slater – 5823 Strawmount Trail – traffic and safety concerns.
5. Gina Godier – 5089 Strawmount Trail – traffic and safety concerns.
6. Allison Sczerbaniewicz – 5843 Strawmount Trail – there is no data for Senior housing, traffic concerns, crime and pollution issues, and property values will dramatically decrease.
7. Shere Brown – 8856 Haystack Lane – swales are at capacity, water and runoff issues, no HOA (that they were all promised would be put in place).
8. Leisha Dukat – 5855 Strawmount Trail – concerns about loosing greenspace, density,, the negative impact this project will have on property values, traffic study issues, light and noise pollution.
9. Valerie Beecher – 5799 Strawmount Trail – house will be directly impacted by this project, referred to the Planning Board Minutes and Map of 04-27-09 regarding "Lot 90 is not a buildable lot".

10. Madeline Bort – Elm Street – concerns about the police and fire department impacts, traffic concerns, water runoff issues.
11. Lori Bort – 8812 Quarter Horse Run – concerned about the safety of the children in the neighborhood with potentially more cars, school bus concerns, water issues, pictures were submitted concerning water.
12. Eric Gerace – 8849 Haystack Lane – noise pollution concern, inquired about a Town wide Comprehensive Plan.
13. Elizabeth Bough Martin, Mayor, Village of Chittenango – she is not sure that the waste water treatment plant in Chittenango can handle the capacity of the proposed complex; the developer has not approached the Village with this project so she doesn't have accurate numbers, would like more open communication in the future regarding this project and anything further proposed for the site;
14. Daniel Modugno – 5809 Strawmount Trail – noise and pollution concerns, concerns about wildlife and ticks.
15. Scott Sugar – 5827 Strawmount Trail – stated that this project will impact the school district.
16. Chris Demers – 8855 Haystack Lane – concerned about the wildlife in the area especially the turtles.
17. Tom Schepp – questions about how the property is zoned the way it is, there is a need for Senior Housing in the Town and why is there no Comprehensive Plan.
18. Lei Tang – 5854 Strawmount Trail – flooding concerns.

Many members of the Public noted that when trying to purchase their property they were told by the Developer (Oot) and/or the Home Builder (Ryan Homes) that the property of issue could not be developed. It was agricultural and/or residential land only. They purchased with this knowledge and would not have purchased if the land was zoned otherwise. Each member of the public who spoke expressed great concern over the proposed re-zoning & opposed same; many members explained the unique nature of the Megnin Farms residential area & expressed concern that the unique neighborhood of Megnin Farms would be negatively impacted.

With there being no more comments from the audience, Member Kelly made a motion, seconded by Member LeRoy and carried unanimously to close the Public Hearing at 8:14pm.

Chairman Lupia explained to the audience and the Board that there are now 2 choices in the matter of this project:

1. The Board can vote on a recommendation now or
2. The Board can ask Attorney Sutphen to draw up a resolution to include all the concerns that were heard tonight and comments that the Board may have.

Member Kelly made a motion, seconded by Member Poltenson and carried unanimously to hold off on a final determination until the Town Attorney can work on a resolution with the Board Members including issues raised this evening.

DRAFT

**OTHER BUSINESS**

Chairman Lupia updated the Board on the Woodland Hills Subdivision, Hoag Lane,. He stated that the applicant has responded to the memo from Town Engineer Doug Miller with a 25-page response. He also stated that there are still many insufficient details that need to be addressed before anyone can move forward. There have also been no new drawings submitted to date.

Chairman Lupia said that Woodland Hills, Hoag Lane, will more than likely be placed on the March 9th Planning Board Agenda.

With there being no further business, Member Gilbert made a motion, seconded by Member LeRoy and carried unanimously to adjourn the Regular Meeting at 8:18 pm.

Respectfully submitted,
Lisa Beeman, Clerk

DRAFT

Print Form | Submit by Email

KEPLINGER FREEMAN ASSOCIATES
LANDSCAPE ARCHITECTURE & LAND PLANNING
6320 FLY ROAD, SUITE 201, EAST SYRACUSE, NEW YORK 13057
PHONE: (315) 445-7980 FAX: (315) 445-7981

# TRANSMITTAL

DATE: 21 February 2020

TO: Town of Manlius

ATTN: Lisa Beeman

PROJECT: Freeman Estates Housing
Route 92
Manlius NY

REF. Town Board review

| **WE ARE SENDING:** | SUBMITTED FOR: | ACTION TAKEN; |
|---|---|---|
| ☐ Shop Drawings | ☐ Approval | ☐ Approved as Submitted |
| ☐ Letter | ☒ Your Use | ☐ Approved as Noted |
| ☒ Prints | ☐ As Requested | ☐ Returned After Loan |
| ☐ Change Order | ☒ Review and Comment | ☐ Resubmit |
| ☒ Plans | | ☐ Submit |
| ☐ Samples | SENT VIA: | ☐ Returned |
| ☐ Specifications | ☒ Attached | ☐ Returned for Correction |
| ☐ Other: | ☐ Separate Cover Via: | ☐ Due Date: |

| ITEM | COPIES | DATE | NUMBER | REV. NO. | DESCRIPTION | STATUS |
|---|---|---|---|---|---|---|
| 1 | 12 | 02/20/20 | | | Zone Change Application | |
| 2 | 12 | 02/11/20 | | | EAF | |
| 3 | 12 | | | | Legal Description | |
| 4 | 12 | | | | Survey | |
| 5 | 12 | 2-21-20 | | | Site Plan | |
| 6 | - | - | | | CD containing above documents | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |

REMARKS:

Lisa,

Please see attached documents for the Freeman Estates project. Thank you.

CC:

SIGNED: Nathan LaPierre

# *Short Environmental Assessment Form*
## *Part 1 - Project Information*

**Instructions for Completing**

**Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1.** Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

**Part 1 – Project and Sponsor Information**

Name of Action or Project:
Freeman Estates Housing

Project Location (describe, and attach a location map):
7430 Highbridge Road, Fayetteville, NY 13066

Brief Description of Proposed Action:
Project includes the construction of 24 multiple dwelling housing units.

| Name of Applicant or Sponsor: | Telephone: (315) 559-0556 |
|---|---|
| Brolex Properties, LLC | E-Mail: brandonjacobsongrg@gmail.com |

Address:
5912 North Burdick Street

| City/PO: | State: | Zip Code: |
|---|---|---|
| East Syracuse | NY | 13057 |

| | NO | YES |
|---|---|---|
| 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2. | ☑ | ☐ |
| 2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Town of Manlius Town Board & Planning Board approval NYSDEC permit | ☐ | ☑ |

3. a. Total acreage of the site of the proposed action? 23.17 acres
   b. Total acreage to be physically disturbed? 4.8 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 23.17 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

5. ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☑ Residential (suburban)
   ☑ Forest ☐ Agriculture ☑ Aquatic ☐ Other(Specify):
   ☐ Parkland

| | NO | YES | N/A |
|---|---|---|---|
| 5. Is the proposed action, | | | |
| a. A permitted use under the zoning regulations? | ☐ | ✓ | ☐ |
| b. Consistent with the adopted comprehensive plan? | ☐ | ✓ | ☐ |

| | NO | YES |
|---|---|---|
| 6. Is the proposed action consistent with the predominant character of the existing built or natural landscape? | ☐ | ✓ |

| | NO | YES |
|---|---|---|
| 7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____ | ✓ | ☐ |

| | NO | YES |
|---|---|---|
| 8. a. Will the proposed action result in a substantial increase in traffic above present levels? | ✓ | ☐ |
| b. Are public transportation services available at or near the site of the proposed action? | ✓ | ☐ |
| c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action? | ✓ | ☐ |

| | NO | YES |
|---|---|---|
| 9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ | ☐ | ✓ |

| | NO | YES |
|---|---|---|
| 10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ | ☐ | ✓ |

| | NO | YES |
|---|---|---|
| 11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ | ☐ | ✓ |

| | NO | YES |
|---|---|---|
| 12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? | ☐ | ✓ |
| b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? | ☐ | ✓ |

| | NO | YES |
|---|---|---|
| 13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? | ☐ | ✓ |
| b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? | ✓ | ☐ |
| If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ | | |

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☑ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☐ Wetland ☐ Urban ☑ Suburban

| | NO | YES |
|---|---|---|
| 15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?<br>Indiana Bat, Northern Long-... | ☐ | ☑ |
| 16. Is the project site located in the 100-year flood plan? | ☐ | ☑ |
| 17. Will the proposed action create storm water discharge, either from point or non-point sources?<br>If Yes, | ☐ | ☑ |
| a. Will storm water discharges flow to adjacent properties? | ☑ | ☐ |
| b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?<br>If Yes, briefly describe:<br>Storm water will be directed to storm inlets and conveyed to a storm water facility. | ☐ | ☑ |
| 18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?<br>If Yes, explain the purpose and size of the impoundment: | ☑ | ☐ |
| 19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?<br>If Yes, describe: | ☑ | ☐ |
| 20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?<br>If Yes, describe: | ☑ | ☐ |

**I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE**

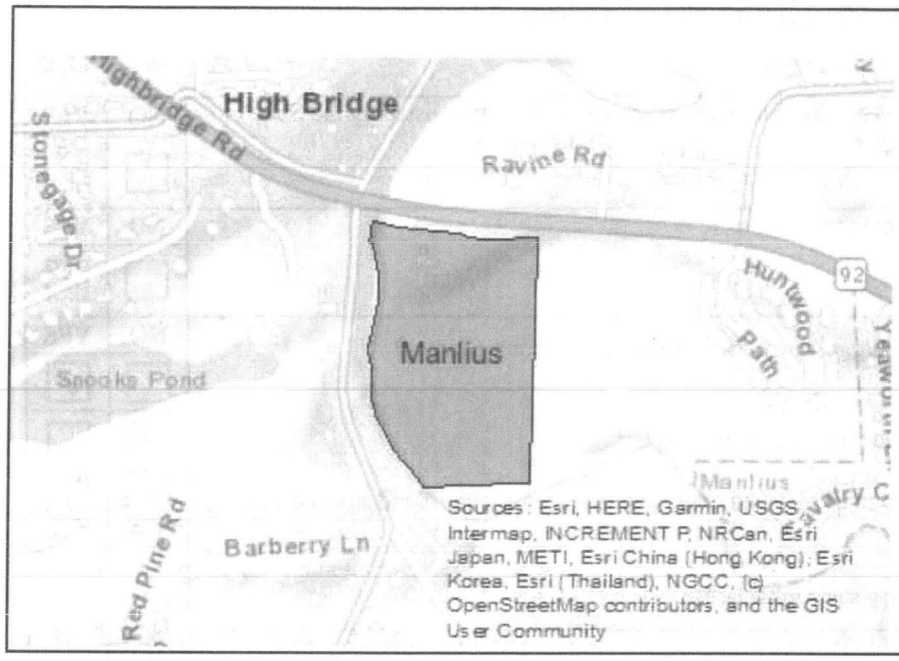
Applicant/sponsor/name: Brolex Properties LLC - Brandon Jacobson Date: 2-11-20

Signature: _____ Title: managing member of Brolex Properties LLC

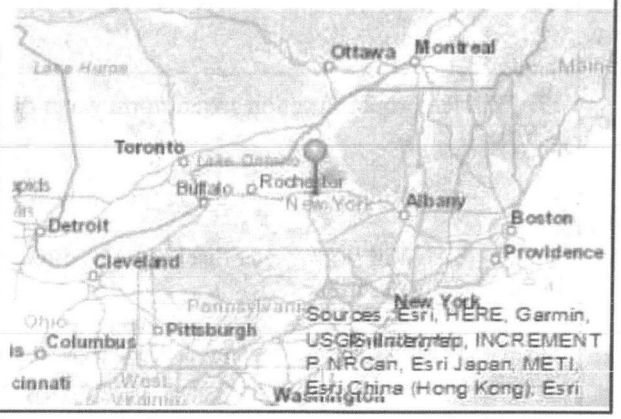
**PRINT FORM**

# EAF Mapper Summary Report

Thursday, February 06, 2020 4:50 PM




**Disclaimer:** The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.




| | |
|---|---|
| Part 1 / Question 7 [Critical Environmental Area] | No |
| Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites] | Yes |
| Part 1 / Question 12b [Archeological Sites] | Yes |
| Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies] | Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook. |
| Part 1 / Question 15 [Threatened or Endangered Animal] | Yes |
| Part 1 / Question 15 [Threatened or Endangered Animal - Name] | Indiana Bat, Northern Long-eared Bat |
| Part 1 / Question 16 [100 Year Flood Plain] | Yes |
| Part 1 / Question 20 [Remediation Site] | No |

XREFS: NONE

PROJECT NUMBER: 20.0150

MAP NOTES

1.) NORTH ORIENTATION IS BASED ON GRID NORTH FROM RTK GPS OBSERVATIONS.

2.) FIELD WORK PERFORMED ON FEBRUARY 4, 2020 WITH 6"-12" SNOW & ICE COVER.

3.) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OR UP TO DATE TITLE REPORT AND IS THEREFORE SUBJECT TO ANY EASEMENTS, RESTRICTIONS, COVENANTS OR ANY STATEMENT OF FACTS THAT SUCH DOCUMENTS MAY DISCLOSE.

4.) UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM DATA OBTAINED BY FIELD SURVEY, PREVIOUS MAPS AND RECORDS, (AND PAROLE TESTIMONY). THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHER UNDERGROUND UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES MUST BE VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO ANY CONSTRUCTION.

5.) ORTHOIMAGERY SHOWN HEREON OBTAINED FROM THE GIS CLEARINGHOUSE WEBSITE - 2018 NYSDOP HIGH RESOLUTION IMAGERY. IMAGERY IS SHOWN FOR REFERENCE PURPOSES ONLY.

MAP REFERENCES

1.) FINAL PLAN - THATCHWOOD; FM 5978

2.) FINAL PLAN - CAVALRY GREEN; FM 5983

3.) RESUBDIVISION - CAVALRY GREEN; FM 12690

4.) FINAL PLAN - HUNT WOOD AMENDED; FM 7092

STATE OF NEW YORK
DAVID MICHAEL SLISKI
050105
LICENSED LAND SURVEYOR

I CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ACTUAL FIELD SURVEY AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND HAS BEEN PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE OF THE N.Y.S. ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.

02/20/2020

DAVID M. SLISKI PLS # 50105 DATE

"ONLY COPIES OF THIS MAP SIGNED IN RED INK AND EMBOSSED WITH THE SEAL OF AN OFFICER OF C.T. MALE ASSOCIATES OR A DESIGNATED REPRESENTATIVE SHALL BE CONSIDERED TO BE A VALID TRUE COPY".

| DATE | | REVISIONS RECORD/DESCRIPTION | DRAFTER | CHECK | APPR. |
|---|---|---|---|---|---|
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UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW.

© 2020
C.T. MALE ASSOCIATES

APPROVED:

DRAFTED : DMS

CHECKED : DMS

PROJ. NO : 20.0150

SCALE : 1" = 100 FT.

DATE : FEB 20, 2020

# BOUNDARY SURVEY MAP

FOR THE LANDS NOW OR FORMERLY OF

**ELINOR G. FREEMAN REVOCABLE TRUST**

7430 HIGHBRIDGE ROAD

PART OF LOT 85

TOWN OF MANLIUS

ONONDAGA COUNTY, NEW YORK

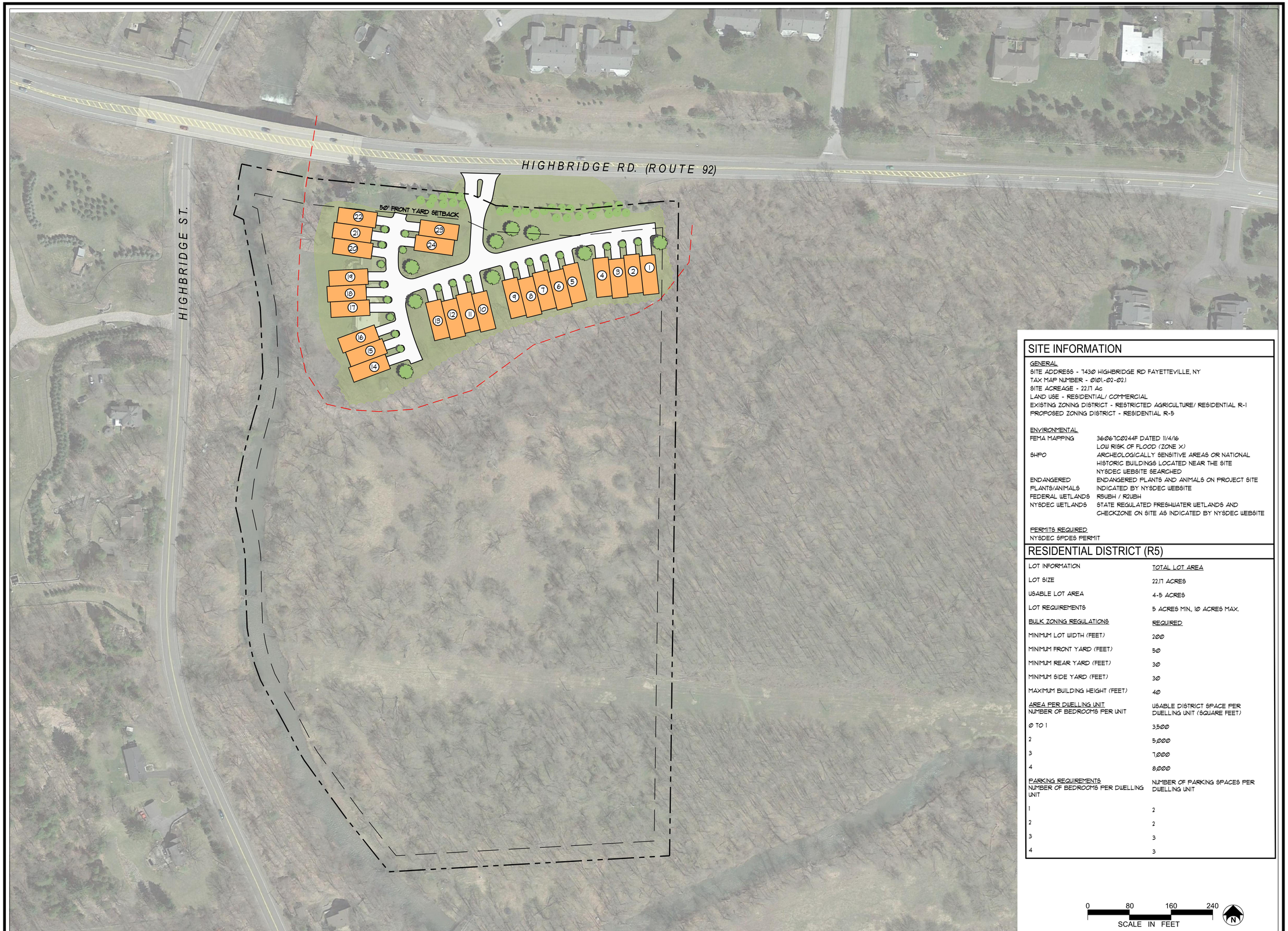
**C.T. MALE ASSOCIATES**
Engineering, Surveying, Architecture, Landscape Architecture & Geology, D.P.C.
50 CENTURY HILL DRIVE, LATHAM, NY 12110 PH 518.786.7400
COBLESKILL, NY • GLENS FALLS, NY • POUGHKEEPSIE, NY
JOHNSTOWN, NY • RED HOOK, NY • SYRACUSE, NY
www.ctmale.com

SHEET 1 OF 1

DWG. NO: 20-0184

CAD DWG. FILE NAME: Freeman Estates_bndy.dwg

CAD DWG. FILE NAME: \\Sy-fp\data\Projects\200150\Survey\Freeman Estates_bndy.dwg




## SITE INFORMATION

GENERAL
SITE ADDRESS - 7430 HIGHBRIDGE RD FAYETTEVILLE, NY
TAX MAP NUMBER - 0101-02-021
SITE ACREAGE - 22.17 Ac
LAND USE - RESIDENTIAL/ COMMERCIAL
EXISTING ZONING DISTRICT - RESTRICTED AGRICULTURE/ RESIDENTIAL R-1
PROPOSED ZONING DISTRICT - RESIDENTIAL R-5

ENVIRONMENTAL

| | |
|---|---|
| FEMA MAPPING | 36067C0244F DATED 11/4/16<br>LOW RISK OF FLOOD (ZONE X) |
| SHPO | ARCHEOLOGICALLY SENSITIVE AREAS OR NATIONAL HISTORIC BUILDINGS LOCATED NEAR THE SITE<br>NYSDEC WEBSITE SEARCHED |
| ENDANGERED PLANTS/ANIMALS | ENDANGERED PLANTS AND ANIMALS ON PROJECT SITE INDICATED BY NYSDEC WEBSITE |
| FEDERAL WETLANDS | R5UBH / R2UBH |
| NYSDEC WETLANDS | STATE REGULATED FRESHWATER WETLANDS AND CHECKZONE ON SITE AS INDICATED BY NYSDEC WEBSITE |

PERMITS REQUIRED
NYSDEC SPDES PERMIT

## RESIDENTIAL DISTRICT (R5)

| LOT INFORMATION | TOTAL LOT AREA |
|---|---|
| LOT SIZE | 22.17 ACRES |
| USABLE LOT AREA | 4-5 ACRES |
| LOT REQUIREMENTS | 5 ACRES MIN, 10 ACRES MAX. |
| BULK ZONING REGULATIONS | REQUIRED |
| MINIMUM LOT WIDTH (FEET) | 200 |
| MINIMUM FRONT YARD (FEET) | 50 |
| MINIMUM REAR YARD (FEET) | 30 |
| MINIMUM SIDE YARD (FEET) | 30 |
| MAXIMUM BUILDING HEIGHT (FEET) | 40 |
| AREA PER DWELLING UNIT<br>NUMBER OF BEDROOMS PER UNIT | USABLE DISTRICT SPACE PER DWELLING UNIT (SQUARE FEET) |
| 0 TO 1 | 3,500 |
| 2 | 5,000 |
| 3 | 7,000 |
| 4 | 8,000 |
| PARKING REQUIREMENTS<br>NUMBER OF BEDROOMS PER DWELLING UNIT | NUMBER OF PARKING SPACES PER DWELLING UNIT |
| 1 | 2 |
| 2 | 2 |
| 3 | 3 |
| 4 | 3 |

0 80 160 240
SCALE IN FEET

KEPLINGER FREEMAN ASSOCIATES
LANDSCAPE ARCHITECTURE & LAND PLANNING
6320 FLY ROAD SUITE 201, EAST SYRACUSE, NEW YORK 13057
PHONE (315) 445-7380 FAX (315) 445-7381

CONSULTANTS

# FREEMAN ESTATES HOUSING
HIGHBRIDGE STREET
TOWN OF MANLIUS, NY

CLIENT:
Brolex Properties, LLC

ISSUED AND REVISIONS NOTIFICATION

| No. | Rev. | Description | Date |
|---|---|---|---|
| 1 | | Municipal Review | 2-21-20 |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

Drawn By: EGK
Checked By: EGK
WTA Proj. No.: 39062
Date: 06 FEB. 2020
Scale: AS NOTED

Title:
SITE PLAN

L1

Plotted By:
Date Plotted:
Drawing File:

# FREEMAN REVOCABLE TRUST – MODERN DESCRIPTION

**ALL THAT CERTAIN PIECE OR PARCEL OF LAND** situate in the Town of Manlius, County of Onondaga, State of New York, being part of Lot 85 and being more particularly bounded and described as follows:

**Beginning** at a point in the southerly line of Highbridge Road (a.k.a. New York State Route 92 – S.H. 9354) at the intersection with the center of Limestone Creek; thence along the said southerly line of Highbridge Road, the following six (6) courses and distances: 1.) South 78 deg. 22 min. 43 sec. East a distance of 135.52 feet to a point; thence 2.) South 84 deg. 24 min. 21 sec. East a distance of 310.15 feet to a point; thence 3.) South 65 deg. 35 min. 08 sec. East a distance of 53.56 feet to a point; thence 4.) South 87 deg. 32 min. 54 sec. East a distance of 147.67 feet to a point; thence 5.) North 84 deg. 38 min. 33 sec. East a distance of 181.59 feet to a point; and 6.) South 86 deg. 31 min. 13 sec. East a distance of 11.27 feet to a point in the division line between the lands now or formerly of the Elinor G. Freeman Revocable Trust as described in Book 4922 of Deeds at Page 120 on the west and the lands now or formerly of Huntwood Homeowners Association, Inc. as described in Book 3391 of Deeds at Page 96 on the east; thence South 00 deg. 20 min. 25 sec. West along said division line, a distance of 1262.85 feet to a point in the division line between the said lands of Freeman Revocable Trust on the north and the lands now or formerly of Uzma & Shehzad Sheikh as described in Book 5199 of Deeds at Page 88 on the south; thence South 86 deg. 25 min. 25 sec. West along the division line between the said lands of Freeman Revocable Trust on the north and the said lands of Sheikh, the lands now or formerly of Brian and Sallie Biittner as described in Instrument No. 2018-035108, the lands now or formerly of Gary T. and Carol A. Wilkerson as described in Instrument No. 2019-001067, the lands now or formerly of Carmen J. Guinta and Gretchen E. Pearson as described in Book 5062 of Deeds at Page 704, the lands now or formerly of Henry A. and Mary Manos Laframboise as described in Book 5367 of Deeds at Page 825, the lands now or formerly of Robyn A. Bombard as described in Book 4765 of Deeds at Page 432, the lands now or formerly of Mark A. and Nicole L. Miller as described in Instrument No. 2019-015014 & the lands now or formerly of Thomas W. and Lucille K. Miller as described in Book 2914 of Deeds at Page 295, in part by each, on the south, a distance of 582.81 feet to a point in the said center of Limestone Creek; thence northerly along the said center of Limestone Creek, as it winds and turns, a distance of about 1451 feet to the Point of Beginning, said point being North 09 deg. 58 min. 07 sec. West a distance of 1389.88 feet from the last mentioned point. Containing 23.717 acres of lands, more or less.

# TOWN OF MANLIUS
# ZONE CHANGE APPLICATION

1. Name of Person applying for Zone Change Josh H. Heintz, managing member of Brolex Properties, LLC

   Address of person applying 5912 North Burdick Street, Manlius, NY 13057

   Cell Number _____ Phone Number (315) 559-0556

2. Name: (owner of record) of land where Zone Change would occur Elinor G Freeman Rev Trust & Cyril M Freeman

   Address (owner of record) 7430 Highbridge Rd, Fayetteville, NY 13066

   Cell Number (owner of record) _____ Phone Number _____

3. Tax Map Number of property where Zone Change would occur 101.-02-02.1

4. Is this property located in a flood hazard area? Yes

   If so, what flood area is the property in it in?

   100-year flood plain

5. Present zoning classification of property Residential 1 at road & Restricted Agriculture for the remainder of the site

6. Desired zoning classification Residential 5 at the road. Remainder of the site to stay Restricted Agriculture

   Reason for Change of Zone (use additional sheets if necessary) _____

   Multiple-family dwelling units are not a permitted use in the Residential 1 zoning district.

7. What is lot size? 23.17 acres

8. If the Zone Change is granted, will the use of the property conform to the District regulations as stated in Chapter 155 Article III of the Town of Manlius Municipal Code? Yes

9. Is the property within the protectively zoned area of a housing project authorized under the public housing law? No

10. Is the property within five hundred (500) feet of the boundaries of any city, village, town, county, state park or parkway? No

    If yes, please specify _____

11. Is the property within five hundred (500) feet from the boundary of any existing or proposed County or State park or other recreation area, or from the right-of-way of any existing or proposed county or state parkway, thruway, expressway, road or highway, or from the existing or proposed right-of-way of any stream or drainage channel owned by the county or for which the county has established channel lines, or from the existing or proposed boundary of any county or state owned land on which a public building or institution is situated? Yes

If yes, please specify Property is adjacent to NY-92 and Limestone Creek.

12. List the uses of all abutting property Residential housing and vacant wooded land.

13. The following must be included with your 12 application packets unless otherwise specified and/or specifically waived by the Town Board:

- An environmental assessment form which can be obtained from the Town Clerk, or an environmental impact statement.
- Copy of a survey of the premises certified by a New York State licensed surveyor.
- Legal description of the premises.
- This application must be signed by both the owner of record of the property and the applicant.

The failure to answer any question on this application, the failure to submit any item as specified or the failure to execute this application will result in a delay in the processing of the application.

Date 2/20/2020

Elinor G. Freeman Revocable Trust and Cyril Freeman
Applicant 1

Date 2/20/2020

Josh H. Heintz, managing member of Brolex Properties, LLC
Applicant 2

Date

Applicant

# TOWN OF MANLIUS

# DISCLOSURE AFFIDAVIT

This affidavit is a part of and must be completed and attached to every application, petition, request submitted for a *site plan, variance, amendment, change of zoning, approval of a plat, exemption from a plat or official map, license* or *permit.*

STATE OF NEW YORK )
)SS:
COUNTY OF ONONDAGA )

We,Elinor G. Freeman as Trustee of the Elinor G. Freeman Revocable Trust and Cyril M. Freeman being duly sworn, deposes and says that they are :

_____ property owner_____ _____

(applicant, petitioner, corporation officer, property owner, *etc.)*

II. That deponent has read and is familiar with the provisions of the General Municipal Law, Section 809 which states:

A. Every application, petition or request submitted for a site plan, variance, amendment, change of zoning, approval of a plat, exemption from a plat or official map, license or permit, pursuant to the provisions or any ordinance, local law, rule or regulation constituting the zoning and planning regulations of a municipality shall state the name, residence and the nature and extent of the interest of any state officer or any officer or employee of such municipality is a part, in the person, partnership or association making such application, petition or request (hereinafter called the applicant) to the extent known to such applicant.

B. For the purpose of this action an officer or employee shall be deemed to have an interest in the applicant when (s)he, his/her spouse, or their brothers, sisters, parents, children, grandchildren, or the spouse of any of them:

1) is the applicant, or
2) is an officer, director, partner or employee of the appl icant, or
3) legally or beneficially owns or controls stock of a corporate applicant or is a member of a partnership or association applicant, or
4) is a party to an agreement with such an applicant, express or implied, whereby (s) he may receive any payment or other benefit, whether or not for services rendered, or contingent upon the favorable approval of such application, petition or request.

C. Ownership of less than five percent (5%) of the stock of a corporation whose stock is listed on the New York or American Stock Exchanges shall not constitute an interest for the purposes of this section.

D. A person who knowingly and intentionally violates this section shall be guilty of a misdemeanor.

III. That no Town of Manlius officer, employee or a relative of either, as defined in Section 809 General Municipal Law has any interest in this application.

-OR-

If a Town of Manlius officer, employee or relative of either as defined in Section 809 General Municipal law has any interest in this application, the full particulars are provided on an attached sheet.

Date:2/20/2020.

Elinor G. Freeman

(Signature) Elinor G. Freeman

Elinor G. Freeman Revocable Trust

By Elinor G. Freeman Trustee

7430 Highbridge Road, Fayetteville, New York 13066

(315) 637-0369

Date: 2/20/2020

Cyril M. Freeman

(Signature) Cyril M. Freeman

(Entity Name)

By (Officer) (Title)

7430 Highbridge Road, Fayetteville, New York 13066

(315) 637-0369

## ACKNOWLEDGEMENTS

STATE OF NEW YORK )
)SS:
COUNTY OF ONONDAGA )

On this 20th day of February in the year 2020, before me, the undersigned, a notary public in and for said state, personally appeared, Elinor G. Freeman and Cyril M. Freeman,personally known to me or proved to me on the basis of satisfactory evidence to be the individuals whose names are subscribed to the within Petition and acknowledged to me the he/she/they executed the same in his/her/their capacity, and that by his/her/their signature(s) on the Petition, the individual or the persons upon behalf of which the individual acted executed the instrument.

Joseph W. Jerry
Notary Public Onondaga County
My Commission Expires April; 30, 2023

# TOWN OF MANLIUS

## DISCLOSURE AFFIDAVIT

This affidavit is a part of and must be completed and attached to every application, petition, request submitted for a *site plan, variance, amendment, change of zoning, approval of a plat, exemption from a plat or official map, license* or *permit.*

STATE OF NEW YORK )
) SS:
COUNTY OF ONONDAGA )

I. Joshua H. Heintz, being duly sworn, deposes and says that (s) he is:

managing member of Brolex Properties, LLC
(applicant, petitioner, corporation officer, property owner, ***etc.)***

II. That deponent has read and is familiar with the provisions of the General Municipal Law, Section 809 which states:

A. Every application, petition or request submitted for a site plan, variance, amendment, change of zoning, approval of a plat, exemption from a plat or official map, license or permit, pursuant to the provisions or any ordinance, local law, rule or regulation constituting the zoning and planning regulations of a municipality shall state the name, residence and the nature and extent of the interest of any state officer or any officer or employee of such municipality is a part, in the person, partnership or association making such application, petition or request (hereinafter called the applicant) to the extent known to such applicant.

B. For the purpose of this action an officer or employee shall be deemed to have an interest in the applicant when (s)he, his/her spouse, or their brothers, sisters, parents, children, grandchildren, or the spouse of any of them:

1) is the applicant, or
2) is an officer, director, partner or employee of the applicant, or
3) legally or beneficially owns or controls stock of a corporate applicant or is a member of a partnership or association applicant, or
4) is a party to an agreement with such an applicant, express or implied, whereby (s) he may receive any payment or other benefit, whether or not for services rendered, or contingent upon the favorable approval of such application, petition or request.

C. Ownership of less than five percent (5%) of the stock of a corporation whose stock is listed on the New York or American Stock Exchanges shall not constitute an interest for the purposes of this section.

D. A person who knowingly and intentionally violates this section shall be guilty of a misdemeanor.

III. That no Town of Manlius officer, employee or a relative of either, as defined in Section 809 General Municipal Law has any interest in this application.

-OR-

If a Town of Manlius officer, employee or relative of either as defined in Section 809 General Municipal law has any interest in this application, the full particulars are provided on an attached sheet.

Date: _____, 20_____.

_____
(Print Name)

_____
(Signature)

_____
(Entity Name)

_____
By (Officer) (Title)

_____
(Mailing Address of Applicant)

_____
(Telephone Number)

Date: _____, 20_____.

_____
(Print Name)

_____
(Signature)

_____
(Entity Name)

_____
By (Officer) (Title)

_____
(Mailing Address of Applicant)

_____
(Telephone Number)

## ACKNOWLEDGEMENTS

STATE OF NEW YORK )
) SS:
COUNTY OF ONONDAGA )

On this _____ day of _____ in the year 20_____, before me, the undersigned, a notary public in and for said state, personally appeared _____, _____, and _____ personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within Petition and acknowledged to me the he/she/they executed the same in his/her/their capacity, and that by his/her/their signature(s) on the Petition, the individual or the persons upon behalf of which the individual acted executed the instrument.

_____
Notary Public

# CORPORATE ACKNOWLEDGEMENT

STATE OF NEW YORK )
) SS:
COUNTY OF ONONDAGA )

Joshua H. Heintz, being duly sworn, deposes and says the s(he) is the managing member of Brolex Properties, LLC corporation named in the within Application/Petition, that s(he) has read the foregoing affidavit and knows the contents thereof; that the same is true of s(he) own knowledge, except as to those matters therein stated to be alleged upon information and belief, and as to those matters s(he) believes it to be true.

_____
Applicant Signature

Subscribed to me before this day
Of _____, 20_____

_____
Notary Public

06/29/16 LB

RECEIVED
FEB 14 2020
By_____

Response Letter Date: February 5, 2020

**23 January 2020**

KEPLINGER FREEMAN ASSOCIATES
LANDSCAPE ARCHITECTURE & LAND PLANNING
6320 FLY ROAD, SUITE 201, EAST SYRACUSE, NEW YORK 13057
PHONE: (315) 445-7980 FAX: (315) 445-7981

**Doug Miller, P.E.**
P.O. Box 422
Manlius, NY 13104
Miller Engineers
315-682-0028 | **dougmiller@millerengineers.com**
**www.Millerengineers.com**

Re: Hoag Lane Cluster Development

Response letter to Town of Manlius Engineer Letter

Dear Mr. Miller,

Our office has reviewed your Engineering comments related to the Hoag Lane dated on **December 18th, 2019** and received on **January 6th, 2020.** Below is our response to each comment received. Your comments are listed below followed by the design team response in bold italics.

## HOAG LANE CLUSTER DEVELOPMENT

**Reviewed Documents:** Miller Engineers received updated drawing set dated 12/18/19 and an updated project SWPPP dated 12/18/19.

### 1) Additional Comments

Miller Engineers has completed a review of submission received by the Town of Manlius dated December **18th**, 2019. Areas of immediate concern include the following follow:

- 1 - Confirm in Writing with a formal submission of the plan, determination from NYSDEC of any requirements for a dam permit at this location

  ***RESPONSE: On page 8 of the SWPPP text as part of our 9/19/19, 12/17/19 submissions we previously included the NYSDEC criteria for exemptions for dam permitting. We clearly meet two of the three exemption criteria. During our June 2018 submission the Town Planning Board requested we provide 12 copies of a 3 ring binder to contain all pertinent correspondence and important documentation. As part of our Upon request, the Project Team then provided an email from NYSDEC regarding our projects exemption from dam permitting in our most recent submission on 12/18/19. This email was provided to Lisa Beeman for inclusion in the Town's 12 copies of this binder. The previous submission and NYSDEC email dated 10/18/19 was an actual review of our current Grading and Drainage plan included in our project drawings. The DEC actually commented on the current grading, not a phone call or arbitrary discussion of the plan. It is not clear why this comment continues to arise. Please clarify what exactly needs to be provided.***

- 2 - Wet Pond 1 appears to have boring refusal/rock at a depth of 14 feet. Bottom of pond is depicted as 18 feet below grade. As designed pond does not appear to meet design requirements
  ***RESPONSE: According to the most recent grading plan the proposed bottom of Pond is graded to be 664. The highest existing grade causing the most significant cut would lie at elevation 680. This would indicate a maximum cut of at 16'. However, this condition only exists for a small 10'x5' area at the easternmost bottom of the proposed SWMF. The majority of the basin includes grade changes between the proposed cut elevation of 664 and existing elevations at 678 which is 14 feet. A review of the most recent soil investigation by Kenney Geotechnical for borings in the pond area does not include any refusal and contains borings to depths of approximately 15 feet. It is unclear where the information referred to in this comment is derived from. Please clarify.***

- 3 - New sedimentation pond (volume 66,000 CF) is shown as 13 feet deep +/-. No details on safety, depth to rock or influence of ground water
  ***RESPONSE: The temporary basin has been regraded to create a shallower area. Grades are 3:1 or mowable and surrounding borings do not raise concern for groundwater or depth to bedrock.***

- 4 - Excavation from new sedimentation pond not clearly shown staged on staging plans

  ***RESPONSE: Excavated cut/fill material will not be stockpiled. Material will be placed in lifts and compacted to construct the sedimentation basin and balance earthwork within stage. Refer to Construction Staging Plan – Stage 1 L-102.***

- 5 - Staging plans do not address storage (with clear delineation of volumes to be staged) or use of following materials
  a. Compost
  b. Planting Soil
  c. CU Structural Soil
  d. Sedimentation Pond Excavation

  ***RESPONSE:***
  ***<u>Compost -</u> JK Tobin to truck compost onto site and place as needed within staged construction. Stockpiling will not be required. Refer to Site Preparation Plan, Dwg L-101, Soil Restoration Notes.***
  ***<u>Planting Soil</u> – This section was removed (It is a City of Syracuse specification section utilized for right of way planters). Topsoil and Planting specifications sections were added to meet the needs of the project for the street tree plantings and monument sign planting.***
  ***<u>CU Structural Soils</u> - This section was removed (It is a City of Syracuse specification section utilized for right of way planters).***
  ***<u>Sedimentation Pond Excavation</u> – Refer to response above.***

- 6 - Project is no longer one phase as described for several years by applicant
  ***RESPONSE: Project continues to be one phase as indicated by staged plans. Town engineer directed us to create construction documents for the steps/stages involved in the construction***

***of the subdivision. All plans are identified as stages of the singular phase of the project. Please clarify specifically what additional information is required.***

- 7 - Time of Concentration assumptions by the applicant do not assist with local run-off issues. A more conservative approach is recommended by our review to increase mitigation of the proposed activity
  ***RESPONSE: The times of concentration are derived from calculation methods within the SCS TR-55 manual which does not contain any guidance for modification of Tc to accommodate for local runoff issues. The basin has been designed conservatively with outflow controls designed for the maximum public benefit. As previously noted in all submissions the wet pond reduces runoff to downstream drainageways ranging from 5% to 40%.***

- 8 - No definite QA/QC plan for structural fills has been submitted

  ***RESPONSE: A testing schedule has been added to the staged construction plans for your review.***

- 9 - Through use of cluster development and as discussed at public meetings applicant to provide architectural renderings of homes and landscape plans of parcels. Planning Board should also review merits of grinder pumps verses a traditional municipal duplex pump station at this location.

  ***<u>RESPONSE- ARCHITECTURAL</u>: Developer to submit architectural renderings and general landscape plan/palette for parcels.***
  ***<u>RESPONSE – GRINDER PUMPS</u>: Several lots cannot obtain gravity sewer service. Just like all over Central New York, not all sites reside in a location capable of gravity service for sewers. Individual grinder pumps will be owned and maintained by the private homeowner with no maintenance or responsibility by the town. This is* not *an atypical condition in that many septic systems utilize pumps to transmit effluent from septic tanks to leachfields and from basements to septic tanks. Homes in this subdivision are no different than other systems in Onondaga County and around Central New York that use pumps to discharge sewage into their septic systems.***

Details of the review of each drawing and the proposed SWPPP follow:

## 2) General

1. No sewer offset plan included in submission

***RESPONSE: Sanitary Sewer offsets and correspondence from Chris Deitman at WEP have been provided to the town previously. On 4/2/18 OCWEP provided a letter (previously submitted to the board and readily available to the public under the FOIA) stating the current system and WWTP contain sufficient capacity to support the proposed development. It should be noted that at the time the developer had proposed 25 lots and the letter is reflective of 25 lots which would indicate the existing facilities contain more than enough capacity for our current 21 lot proposal. Once WEP and the town coordinate the requirements of such plan the developer will make any arrangements to comply.***

2. No district formation information for proposed special use districts

***RESPONSE: Please Clarify.***

3. Correspondence from Kenney Geotechnical dated September 17, 2019 appears to indicate incomplete work tasks

***RESPONSE: Please clarify.***

4. No updates received for geotechnical report for current proposed work

***RESPONSE: Geotechnical report has been provided in last submission for proposed work. During our June 2018 submission the Town Planning Board requested we provide 12 copies of a 3 ring binder to contain all pertinent correspondence and important documentation. Updated report has been provided within binder. See Additional comment #1, bullet point 1 for distribution.***

5. On site bore hole completed by Kenney Geotechnical indicates refusal/rock at an elevation 14 feet below surface inside limits of the proposed wet pond on 12/13/19. Pond is proposed to be at least 18 feet at this location

***RESPONSE: See Additional comment #1, bullet point 2 for response.***

6. Site has significant cuts and fills in areas of infrastructure to be dedicated to Town, no approvable QA/QC plan submitted for this scope of work

***RESPONSE: See Additional comment #1, bullet point 8 for response.***

7. Map plan and report missing for district formations

***RESPONSE: it is our understanding that these documents are prepared after engineering review and SEQR during final approval. The developer will provide these documents at the appropriate time if the project is approved.***

8. No updates on revised plans from OCWA, OCDOH nor OCDWEP

***RESPONSE: Our team is of the opinion that updates are not required from above agencies due to the consistent usage of the 21 home subdivision in all correspondence with agencies. Once site plan is approved, final drawings will be shared with these agencies.***

9. No survey provided with submission

***RESPONSE: New survey will be provided with next submission. Survey has been provided within last two submissions. The design team sent a submission set drawing list to the town for review prior to the last submission. List included plans to be submitted as well as a listing of those not to be resubmitted. The town did not respond to our request to review the partial list.***

10. As a function of relief upon use of cluster development. The Planning Board should place strong consideration and review upon the use of private grinder pumps at this location. The proposed use of grinder pumps is an anomaly in the Town of Manlius. This proposal will nearly double the applications of grinder pumps in the community. If used pumps shall be private with generator back up & required holding tanks on private property with double access valves. USEPA fact sheet on grinder pumps is attached herewith. Installation of grinder pumps is not consistent with current Town O&M maintenance.

***RESPONSE: The statement that the use of grinder pumps is an anomaly in the Town of Manlius or Onondaga County for that matter appears misleading. A large portion of the Town of Manlius and Onondaga County do not have access to Public Sewers. Grinder and Effluent pumps are utilized frequently for septic system distribution throughout the area. Any septic system that does not operate by gravity in the county would include a similar pump. As an experienced designer of these systems, most residences served by septic systems do not contain generator backups and do not require holding tanks. See Additional Comment #1, Bullet point 9 for additional information.***

11. Architectural review compliance discussed at public meetings not addressed or depicted. Typical architectural rendering for proposed houses should be submitted for review

***RESPONSE: Project Team to provide sample architectural renderings for proposed homes within next submission. Client has built several homes in the Manlius community and submitted photos of work previously to the board at several presentations.***

12. Landscape review parameters discussed at public meetings not addressed or depicted. Typical landscape rendering for proposed houses should be submitted for review

***RESPONSE: Landscaping design parameters including recommended native plant materials, hardscape materials and green/permeable pavement items to be included in HOA document. Each house will have a custom footprint and will have a unique and custom landscape based on the needs of families moving into the houses. Each homeowner will address the landscape design and installation. Since each home is to be constructed with a unique footprint we feel that a typical landscape plan is not warranted.***

13. Land marking monuments not depicted on drawings as requested

***RESPONSE: Individual lot corners to be located with iron pipes during stage 8 of construction in coordination with the project surveyor Forrest Seguin.***

14. No blasting nor rock removal allowed on project site, no rock removal required as discussed at public meetings by applicant

***RESPONSE: Agreed. Project team has performed a thorough investigation of the site and is ready to construct the site without blasting.***

15. Security to be provided for capital improvements for utility and road installation by applicant for all infrastructure to be dedicated to the Town.

***RESPONSE: Agreed. Project Attorney, Tom Blair, and project developer, Tom Douglas, are ready to meet with the town to discuss required security requirements.***

16. Engineering observation during construction will be required. A developers deposit will be required for this activity.

***RESPONSE: Agreed. Project Attorney, Tom Blair, and project developer, Tom Douglas, are ready to meet with the town to discuss the level of services required and the compensation amount required.***

17. Testing for structural fills and NYSDOH certification of sewers will be required through a developer's deposit for all work to be dedicated to the Town. Requested that the applicant submit actual QA/QC plan to help better define scope of testing services costs

***RESPONSE: Kenny Geotechnical will/has provided a scope of testing services for the project. Refer to staged drawings for construction duration and specification section 31 2301 shown on L-503 for testing requirements.***

18. Drawings L-201, L-700, L-701, L-702, L-703, L-704, L-705 not submitted with this submission and require additional coordination as a total review

***RESPONSE: These drawings were previously submitted and have not been updated. The design team forwarded a list of drawings to be submitted for the last submission. List did not include these drawings and a response to our list of drawings was not provided. Design team will include these drawings within the next submission set. It is our understanding that the 21 lot count shown (20 new/1 existing) is an agreed upon count.***

19. Drawings show only revisions 5-11. Where are revisions 1-4

***RESPONSE: KFA to show complete list of revisions.***

20. Wet pond appears to be a dam over 10' tall and impoundment area of over 3.07-acre feet (16.5': 676.5 crest, 660.0 toe of slope pond bottom 664.0 & 3.3-acre feet impoundment) Pond profile requires location of borings, location of rock, location of water table, 25' buffer from perimeter of high water impoundment area to wetland boundaries, documentation of no undue influence of discharges to ACOE wetland area, landscaping plan, removable trash rack, access turnaround for maintenance, fence gate sizing for proposed equipment if fencing is proposed and location of safety bench

***RESPONSE: See Additional Comment #1, Bullet point #1 for comments on dam and impoundment. We have previously provided a pond "section" as requested. We will provide a pond profile. See Additional Comment #1, Bullet point #2 for discussion on borings, depths etc. A buffer larger than 25'-0" has been provided from perimeter of high water impoundment area to wetland boundaries mapped by wetland professionals and located by the Licensed Land Surveyor. The pond itself allows the maintenance road to loop the facility and no turn arounds are required. Pond grades are 4:1 which allow for elimination of any safety bench in response to your offices previous comments.***

21. Foundation drain around footing not a part of this approval and shall be removed

***RESPONSE: Foundation drain detail and notes have been removed.***

22. All drawings marked not for construction, unacceptable for approval submission

***RESPONSE: Drawings to be marked "for construction".***

23. SWPPP submission dated 12/17/19 accepted by applicant on 1/10/18 and certified by engineer on 12/26/17

***RESPONSE: We will provide an updated signature page.***

24. Project specifications provided by developer require the following which have not been incorporated into drawings or plans
    a. Compost (220,000 CF required for reclamation of site (3" thick))
    b. CU Structural soil
    c. Planting Soils
    d. Basement spoils (35,000 CF)
    e. Additional staging for new additional sediment pond (66,000 CF)

***RESPONSE: See Additional comment #1, bullet point 5 for response.***

25. No drawings in 12/17/19 SWPPP match current submission subdivision drawings of 12/17/19

***RESPONSE: RZE Drawings in 12/17 SWPPP shall be updated to match submission package.***

26. The proposed conditions plans in the SWPPP do not match the grading plan in the plan set.

***RESPONSE: RZE Proposed conditions plans have been updated to match grading plans. RZ confirm?***

27. Are the calculations in the SWPPP based on the old drawings in the SWPPP or the new drawing set? This needs clarification.

***RESPONSE: RZ Calculations will be reviewed.***

28. We believe more water quality volume will be required as there is more than 4 acres of impervious on site.

***RESPONSE: RZ will review WQv calcs.***

29. A response letter is required on the items addressed herewith as it is very difficult to follow what has been changed with so many revisions.***RESPONSE: Agreed.***

**3) Sheet L-100**

1. Boring information does not include logs nor elevations for borings

***RESPONSE: Boring information is located within updated Kenney Geotechnical Report which is located within the 3 ring binder, bullet point #2, additional comment #1.***

2. Notes indicate removing all vegetation and hauling off site contrary to public discussions

***RESPONSE: Notes have been revised and note that all vegetation removed will be chipped and placed on site as mulch. Note #3 within the chart entitled EXISTING CONDITIONS AND REMOVAL/DEMOLITION NOTES located on drawing L-100 has been updated to address this comment.***

3. What is the purpose of site preparation plan?

***RESPONSE: Site preparation plan shows the boring locations, existing survey information and includes a project legend and survey notes.***

4. A site-specific survey is required for the proposed project

***RESPONSE: Site specific surveys have been provided several times including the initial binder submission. Project team to include survey in next submission.***

5. Finished floor elevations depicted in notes but not shown on drawings

***RESPONSE: Finish floor elevations are shown on drawings L-200, L-300, L-400 and L-401. Design Team requests having engineer explain which additional plans require FFE's.***

6. General note referencing U.F.P.O., the agency no longer exists

***RESPONSE: Official agency name is now Dig Safely and has been updated.***

7. Open cut of Hoag Lane for sewer connection unacceptable, provide detail for road boring at this location

***RESPONSE: KFA/ RZ can provide a boring detail for sewer connection at Hoag lane. However, contractor /developer would like to discuss open cut approach to ensure accurate elevation control and avoidance of existing utilities.***

8. Decommissioning of Water Pit, provide insight or detail

***RESPONSE: Water Pit will be decommissioned in accordance with all OCWA requirements during OCWA's construction of the project.***

9. Dust monitoring provide detailed QA/QC Dust Monitoring Plan

***RESPONSE: A Dust monitoring plan is provided within the SWPPP under section 12.1 within the 12/17/19 submission. Pages 26-29 and Appendix R are dedicated to outlining the plan, frequency, monitoring practices and corrective action. The project staging plans provide information on the locations of monitoring devices.***

10. Stage 6 not as directed by owner, plan needs to be on drawing

***RESPONSE: Updated staging plans have been provided.***

**4) Sheet L-101**

1. Wet pond borings appear to have been taken to a depth of 14 feet (168") where refusal was met. The proposed pond appears to be over 18 feet deep from existing land contours Confirm depth of rock consistent for final design

***RESPONSE: See Additional Comments #1, Bullet points 1 & 2 and item 20 for responses.***

2. All wetland areas shall be delineated and protected during construction activities. Suggest orange construction fence to protect wetlands and all areas to remain forever wild to be shown on drawings

***RESPONSE: Agreed. Orange construction fence has been added around all wetland and protected wild areas.***

3. L-101 does not match reference L-1 in SWPPP. Perc tests not taken in area of proposed pond nor at proposed elevations of construction of pond

***RESPONSE L-101: RZ/KFA to update SWPPP and Plans.***
***RESPONSE PERC TESTS: Provided within updated Kenney Geotechnical report. See additional comment #1, bullet point #2.***

4. Lot 12 appears to have an 8 foot +/- retaining wall, provide detail and ownership of same\staging plan wording is depicted on sheet L-101. Should be on sheet L-102 and in SWPPP

***RESPONSE: Boulder wall detail and profile has been added to drawing L-502. Wall construction shall occur in Stage 1 of construction as noted on plans. Notes regarding wall will be included in construction staging plans.***

5. Stormwater note indicates 20 homes not 21 per drawings

***RESPONSE: Notes to be updated to reference the 21 lots.***

6. Stockpile notes on drawings contradicts public discussions and drawings

***RESPONSE: Design team requests specific KFA/RZ to review notes and update based on public discussion. Staging plans were developed after public discussion comments were made relative to stockpiling of materials. Sitework contractor, Tobin Construction, is in agreement with the locations.***

7. Describe top soiling compost operation and acceptance criteria of same, specification for compost. Show staging area for composting operation

***RESPONSE: Site contractor to place a mix of topsoil and compost per NYSDEC instructions shown on drawing L-101 and within the SWPPP.***

**5) Sheet L-102**

1. Transitions to forebay & Wet pond ground contours are needed in detail to confirm plans and profiles coordination with existing site contours

***RESPONSE: This comment is unclear as proposed grades have been provided. We will provide an updated profile of the basin, however, if your office will need additional information please clarify.***

2. Stockpile notes on drawings contradicts public discussions and drawings

***RESPONSE: Refer to response on 4) Sheet L-101, 6.***

3. No longer a one phase project as discussed with public

***RESPONSE: Duplicate comment, Refer to response 1) Additional comment, bullet point #6.***

4. Project appears to be at least 5-6 years in duration

***RESPONSE: Project is to be constructed in one phase. The stages shown are within one phase.***

5. Staging plan does not consider winter shutdowns and securing site environmentally

***RESPONSE: Project continues to be one phase as indicated by all plans. Town engineer directed us to create construction documents for the steps/stages involved in the construction of the subdivision. All plans are identified as stages of the singular phase of the project lasting approximately 12 months. NYSDEC and Stormwater permit requirements include provisions for full stabilization of site during winter shutdowns.***

6. Confirm soil from pond being moved to staging area, stability factors of the large staged area nor haul roads

***RESPONSE: All soil removed from construction of pond will be retained on site in designated staging areas.***

7. Work outlined in phasing plan appears to require a waiver from NYSDEC

***RESPONSE: Agreed. RZ to provide 5 acre letter to NYSDEC.***

8. Final wear course topping for roads is required to be placed within one year of base & binder installation per Town of Manlius

***RESPONSE: Additional note added to detail 1/L-503 (Typical Road Section).***

9. All required erosion control for each phase of work to be included and detailed in drawings and SWPPP

***RESPONSE: Project is to be constructed within one phase with multiple stages. Additional staging drawings have been added to the set as requested. Each stage will have detail references showing the erosion control measures required.***

10. Staging Plan requires discussion for schedule of dedicated facilities. Developer proposes 2-year warranty of all dedicated roads and infrastructure, timeline of each phase needed for acceptance.

***RESPONSE: According to the Town of Manlius specifications provided and shown on drawing L-503 (Section 31 23 01 – Sitework Excavation, Backfilling and Compaction) the pavement guarantee is for a one year period. The Asphalt Pavement specification section 32 1216, 3.2 includes a pavement guarantee which is contrary to the Town of Manlius specifications has been removed from drawing L-800.***

11. Phasing plan appears to require a NYSDEC waiver

***RESPONSE: Agreed. RZ will provide 5 acre disturbance letter to NYSDEC.***

12. SWPPP mailbox unacceptable location deep in property behind existing private residence. Needs to be at entrance site accessible to public

***RESPONSE: SWPPP mailbox has been relocated to project entrance where it will be located throughout construction.***

13. Provide detailed cut and fill data for all of stage 1 work including but not limited to imported compost, planting soil, CU Soil & other misc. materials

***RESPONSE: Sitework contractor will provide an earthwork analysis for the entire project which balances. Discussion requested.***

14. Provide GPS coordinates for staging limits. Show fencing for staged areas depicted

***RESPONSE:***

***<u>GPS Coordinates</u> – Layout of project work to be performed by a licensed surveyor throughout construction. GPS coordinates are typically not provided. Discussion requested with Town Engineer.***

***<u>Fencing</u> – KFA to show detailed fencing for all staged areas. Silt fence and orange construction fencing will be shown within each stage. The SWPPP document includes language which allows the SWPPP inspector to require movement of or additional erosion control measures based upon field and weather conditions. These modifications will be noted within the weekly SWPPP inspection reports which will be shared with the Town, developer, designers and contractors.***

15. Provide a preliminary schedule for the work

***RESPONSE: Refer to staging plans for duration of each stage. Exact calander dates cannot be provided until site plan approval has been granted and a construction start date can be established.***

16. Show detailed limits of siltation control (i.e. silt fence) around soil disturbance area.

***RESPONSE: KFA to show extents of silt fence and orange construction fence around soil disturbance areas as shown on the staging plans. Silt fence is not necessary for uphill areas sloping into the site.***

17. NOTE: Install road pavement subgrade .... In lifts per Town of Manlius..." Unacceptable Note

***RESPONSE: Unacceptable note removed. KFA will/has added testing requirements schedule to each of the staging plans. The specifications are based upon the Town of Manlius specifications provided by the Town of Manlius department of Public Works.***

18. Provide detail to staging areas i.e. materials, equipment and/or structures and duration of storage

***RESPONSE: Staging area provided is adequate for a sitework developer according to Tobin Construction. According to sitework contractors there is adequate space within staging areas to store equipment and construction materials. Contractor is aware of project requirement to keep all stockpiled materials, construction materials, equipment and employee cars on site. Duration of storage is not an item the design team has the ability to provide. Discussion requested with Town Engineer and Contractor.***

19. Provide hammerhead turn around at end of road construction

***RESPONSE: KFA to show Town of Manlius turnaround at end of road at each phase where needed.***

20. Staging Plan grades do not appear to meet final grading plans

***RESPONSE: Staging plans include transitional grades between stages and temporary measures which require removal moving into the next stage of construction.***

## 6) Sheet L-103

1. SWPPP mailbox unacceptable location deep in property behind existing private residence. Needs to be at entrance site accessible to public

   ***RESPONSE: SWPPP mailbox has been relocated to project entrance where it will be located throughout construction.***

   Provide detailed cut and fill data for all of stage 1 work including but not limited to imported compost, planting soil, CU Soil & other misc. materials

   ***RESPONSE: Sitework contractor will provide an earthwork analysis for the entire project at a larger scale which balances. Discussion requested with town engineer and contractor.***

2. Provide GPS coordinates for staging limits. Show fencing for staged areas depicted

   ***RESPONSE:***
   ***<u>GPS Coordinates</u> – See response L-102 note #14.***
   ***<u>Staging Fencing</u> - See response L-102 note #14.***

3. Provide a preliminary schedule for the work

***RESPONSE: See response L-102 note #15.***

4. Show detailed limits of siltation control (i.e. silt fence) around soil disturbance area.

   ***RESPONSE: Detailed limits of silt and orange construction fencing are shown on the staging plans.***

5. NOTE: Install road pavement subgrade .... In lifts per Town of Manlius..." Unacceptable Note

   ***RESPONSE: See response L-102 note #17.***

6. Provide detail to staging areas i.e. materials, equipment and/or structures and duration of storage

   ***RESPONSE: See response L-102 note #18.***

7. Provide hammerhead turn around at end of road construction

   ***RESPONSE: KFA has added a Town of Manlius turnaround at each stage of development where required.***

8. Provide details, sections and basis of design for 66.712 CF sedimentation basin

   ***RESPONSE: Site Plan documents include basin grading plans, erosion control plans, layout plans and sections including staged construction. Calculations for sizing and design of temporary basin including routing of outlet structure have been provided in Appendix T of the 12/17/19 SWPPP submitted. Please clarify additional items required.***

9. Show location of excavation of 66,712 CF of spoil for the work

   ***RESPONSE: According to Tobin Construction the excavated material from the sedimentation basin will be utilized to construct the west side of the basin and fill areas within Stage 1.***

10. Show depth to rock and depth to water table. Include safety precautions and any need for security fencing during the work

    ***RESPONSE: As previously noted within 1) Additional Comments, bullet point #2, an updated Geotechnical Investigation was provided within the submission on 12/17/19. Please clarify any additional information requested by your office. <u>Safety Precautions</u>*** - Contractor to excavate and trench in accordance with OSHA safety requirements. All deep trenches and excavated areas will be fenced in accordance with OSHA standards. Contractor to provide security fencing as needed.

11. Discuss where wood chips have been incorporated into the work formerly shown on drawing L-102

    ***RESPONSE: Wood chips to be utilized on site for erosion control measure and mixed with compost.***

12. Storm pipe el 695.5 to el 687.5 has no sedimentation basin attached

    ***RESPONSE: Please clarify. Pipe discharges to a temporary sedimentation basin.***

13. Staging Plan grades do not appear to meet final grading plans

***RESPONSE: See response L-102 note #20.***

**7) Sheet L-104**

1. SWPPP mailbox unacceptable location deep in property behind existing private residence. Needs to be at entrance site accessible to public

   ***RESPONSE: SWPPP mailbox has been relocated to project entrance where it will be located throughout construction.***

2. Provide detailed cut and fill data for all of stage 1 work including but not limited to imported compost, planting soil, CU Soil & other misc. materials

   ***RESPONSE: See response L-102 note #13.***

3. Provide GPS coordinates for staging limits. Show fencing for staged areas depicted

   ***RESPONSE:***

   ***GPS Coordinates – See response L-102 note #14.***

   ***Staging Fencing - See response L-102 note #14.***

4. Provide a preliminary schedule for the work

   ***RESPONSE: Duplicate note. See response L-102 note #15.***

5. Show detailed limits of siltation control (i.e. silt fence) around soil disturbance area.

   ***RESPONSE: KFA to show extents of silt fence around soil disturbance areas.***

6. NOTE: Install road pavement subgrade .... In lifts per Town of Manlius..." Unacceptable Note

   ***RESPONSE: Duplicate note. See response L-102 note #17.***

7. Provide detail to staging areas i.e. materials, equipment and/or structures and duration of storage

   ***RESPONSE: Duplicate note. See response L-102 note #18.***

8. Provide hammerhead turn around at end of road construction

   ***RESPONSE: Duplicate note. See response L-102 note #19.***

9. NOTE: Fill temporary basin – No basin depicted

   ***RESPONSE: Basin not depicted within Stage 4 because it would be filled in stage 3. Refer to previous stages 2 and 3 for temporary basin location.***

10. Staging Plan grades do not appear to meet final grading plans

    ***RESPONSE: Duplicate note. See response L-102 note #20.***

**8) Sheet L-105**

1. Staging Plan 4,5, &6 does not provide any detail on staging requirements. Drawings looks quite similar to sheets L-101; L-200; L-300

***RESPONSE: KFA to provided an independent drawing for stages 4, 5, & 6.***

**9) Sheet L-200**

1. Stormwater piping: No line or grade shown on plan, no delineation of pipe sizes lacking in several locations on plan, several unacceptable 90-degree or greater bends with problematic head loss, no stationing shown on plan

***RESPONSE: Plan revised to comply with comment.***

2. South side swale indicates apparent check dams. Das require detail and stationing location

***RESPONSE: Check Dams are not required based on design calculations but are provided as an additional protection in larger storm events. Locations have been chosen by the engineer who is a Certified Professional in Erosion and Sediment Control, a Certified Professional in Water Quality and a Certified Erosion, Sediment and Stormwater Inspector by professional councils in each discipline. No additional detail or stationing is required.***

3. Geotech to include centerline of road ways for road and utility installation & all ponds

***RESPONSE: KFA has added right of way and road centerline to plan. Town engineer to clarify?***

**10) Sheet L-300**

1. Air release valve locations

***RESPONSE: Force Main sewer runs are short and do not include any locations for air release valves. None are required since no line crests exist.***

2. MH #3 and MH#6 are unacceptable with greater than 90-degree bends depicted on drawings as shown are problematic for gravity flow.

***RESPONSE: Pipe amended to prevent greater than 90 degree bend.***

3. Provide details for sump pump connections directly to storm sewers with backflow connections to compensate for overland discharges described in SWPP

***RESPONSE: RZ/KFA to provide detail for sump pumps and discharge points.***

4. Show location of 10 – 15" caliper trees on lot 4

***RESPONSE: Most of the larger caliper trees are located along the project site property line. Most of the trees within the projects tree clearing limits have already been removed. We do not feel that this is necessary. Clarify?***

5. Lot 4 diagonal 125 sewer lateral across road is unacceptable

***RESPONSE: Manhole has been relocated and lateral has been modified.***

6. Show locations for proposed grinder pumps tanks and emergency generators disconnect valves off Town ROW

***RESPONSE: Grinder pump chambers are within the residence as outlined in the E-One system design guidance. No emergency generators are provided unless desired by the individual property owners. A connection valve is provided at each property line per detail 7/L-501.***

7. No open cut allowed across Hoag Lane

***RESPONSE: Duplicate note. See response L-100 note #7.***

8. Provide detail for odor control for septage transport from grinder pumps and mechanism for grinder pump owners to pay in map plan and report for sewer district

   ***RESPONSE: All pumps are privately owned and not part of the municipal system. The E-One sewage system is a closed system and no odor control is required. Grinder pumps are not part of the municipal system and will not be identified in the map plan and report. Only payments for the municipal main will be required.***
9. Laterals specified as 6" some shown as 4" confirm all are 6" and correct drawings

   ***RESPONSE: Plans have been updated to show all gravity laterals as 6" diameter.***
10. Note 5 indicates incomplete submission with no easements in place for work

    ***RESPONSE: Please clarify. Easements are typically granted after construction.***
11. Note 23: provide detail on agridrain in-line water structure

    ***RESPONSE: we will provide specification sheet on agri-drain.***

**11) Sheet L-400**

1. Cleary show limits and stationing of jute mesh requirements in southerly swale

   ***RESPONSE: Jute mesh centerline stationing and width dimension added to plans.***
2. List all proposed traffic signs

   ***RESPONSE: KFA to provide proposed signage table and identify on plans. Two stop signs have been added to the plans.***
3. Show locations of stone dust walkways and ownership of the same

   ***RESPONSE: There are not any stone dust walkways included within the current site plans. During early design review meetings with the town the design team was directed to remove the walkways.***

4. Confirm NYS Pool requirements vs Town BOCA requirements for pools

   ***RESPONSE: KFA to clarify pool standards between Town of Manlius and NYS.***
5. Fence detail references NYSHD pool code. Confirm fence meets BOCA requirements adopted state wide for pools

   ***RESPONSE: KFA to clarify pool standards between Town of Manlius and NYS.***
6. Provide detail on subdivision sign

   ***RESPONSE: Developer to provide an image of a subdivision sign for the project. Design team requests having the board review image prior to providing custom detail for sign.***
7. Show required monument locations

   ***RESPONSE: Monuments to be provided within stage 8 of construction and to be coordinated with the surveyor, town and contractor.***

**12) Sheet L-401**

1. L-401 Rain Gardens: Show specific locations as discussed at public meetings

***RESPONSE: Rain Gardens have not been apart of project for several submissions. All rain garden references have been removed from plans.***

2. L-401 wet pond plantings show detail, fencing, access to pond, maintenance around pond and equipment turn around areas

***RESPONSE: Wet pond plantings detail has been updated to clearly show wetland planting limits. KFA has provided a service vehicle template (pick up truck) within drawing set which shows access throughout the top of the wet pond.***

3. L-401 details 5&6 seeded and sodded lawns show locations for detail application

***RESPONSE: Project staged construction drawings and planting plan show seeded lawn locations. There will not be any sodded areas.***

4. Show locations of proposed rain gardens

***RESPONSE: No rain gardens are proposed for this project.***

5. Show pond landscaping

***RESPONSE: Pond landscaping has been updated.***

6. Describe landscaping plans and a schematic for each house as discussed at public meetings

***RESPONSE: All of the 20 proposed homes for the project will be custom homes and have a customized footprint. Each landscape design will also be customized to meet the home footprint and the needs of the individual homeowner. Project plans include (2) street trees for each home. Image of the homes which were previously presented to the Town will be included within the next submission set.***

7. Note 3 stating planting scheme for entrance at later date is unacceptable

***RESPONSE: Note has been removed. A planting plan for the monument sign area has been provided.***

**13) Sheet L-500**

1. Sheet L-500 indicates traffic sign detail. Plan requires location of all signs

***RESPONSE: KFA has added two stop signs to the plan along with detail references and locations.***

2. Detail 14 L-500 does not match detail 7 L-501. Compaction effort required. Lift height of fill/cut operations required. Proctor or modified proctor testing. Number and frequency of testing

***RESPONSE: KFA to revise details to match.***

3. Detail A L-500 siltation sock use not referenced in SWPPP

***RESPONSE: SWPPP to be updated to include siltation sock.***

4. Construction entrance 3 L-500 not detailed in staging/phasing plans

***RESPONSE: KFA to show construction entrance location detail on all phasing plans. During weekly/bi-weekly SWPPP inspections the condition of the entrance and cleanliness of Hoag Road at the entrance will be reviewed.***

5. Detail 8 L-500 asphalt kick up detail does not match detail 14 L-500 nor detail 7 L-501

***RESPONSE: KFA to update detail 8/L-500 to match corresponding details.***

6. Wet pond detail not to scale unacceptable requires scaled drawing with details

***RESPONSE: See SWPPP comment 20 above for response to profile.***

7. Confirm need for 2'-0" manhole sumps

***RESPONSE: KFA has decreased sump depth to 1'-0". 2'-0" depth is not needed.***

8. Concrete washout detail does not match plan sheet L-104 or L-105 nor NYSDEC suggested requirements

***RESPONSE: Detail has been updated to comply.***

9. Lot Erosion Control Lacks detail i.e. curb, gutter and site silt fence

***RESPONSE: KFA to update NYSDEC Lot erosion control detail to include curb, gutter, and site silt fence. RZE/SF to discuss....unclear.***

10. Catch basins depicted on undisturbed earth, confirm this requirement and discuss subbase compaction where required

***RESPONSE: Refer to testing agency chart added to staged construction drawings which outlines filling, backfilling and compaction testing requirements.***

**14) Sheet L-501**

1. Sheet L-501 dust monitoring device cut sheets to be included in SWPPP with dust plan. Dust plan data to be submitted daily to Town of Manlius Code department during work activities

***RESPONSE: Dust monitoring cut sheets to be included in SWPPP. Site contractor to submit dust monitoring data daily to Town of Manlius.***

2. Applicant has indicated no blasting or rock removal required for the project. This statement shall be placed on all drawings

***RESPONSE: KFA to add note indicating no blasting or rock removal to occur.***

3. Detail 7 L-501 indicates road to be placed on undisturbed subbase. This does not match drawings. Road construction requires a detailed QA/QC plan

***RESPONSE: Detail 7/L-501 is for a sanitary pump station. I believe the detail being referred to is detail 7/L-500 ASPHALT PAVEMENT-DRIVEWAY which is to be installed by the homeowner. Detail has been modified to include construction in cut and fill conditions.***

4. Pond requires easement access

***RESPONSE: The wet pond is located within a storm water easement which includes a twenty foot wide access easement. According to the surveyor the access easement will be shown on a final survey at a later date. Please Clarify if anything additional is required.***

5. Confirm basis for 14' maintenance berm. The maintenance bench does appear to be continuous. No safety bench indicated on drawings. Maintenance bench is bisected by overflow spillways. Maintenance bench requires a turnaround required by NYSDEC

***RESPONSE: See SWPPP comment 20 above for response.***

6. Provide detail on coarse aggregate fill around manhole detail

***RESPONSE: Manhole detail to be updated to show placement around manhole in conformance which Town of Manlius specifications.***

7. Pond seep collar

***RESPONSE: A pond seep collar detail and note has been added to the plans.***

8. Fence detail references NYSHD pool code. Confirm fence meets BOCA requirements adopted state wide for pools

***RESPONSE: Fence detail has been amended to a 4 foot height chain link fence and gate which complies with the NYSHD and BOCA requirements. Fence post and fabric to be black vinyl coated.***

9. Sanitary notes contradict project specifications on sheets L-800 and L-801

***RESPONSE: Sanitary notes to be amended to not conflict with specifications.***

10. Show location and requirement for Hydrant installation detail

***RESPONSE: Hydrant location is shown and is detailed.***

8. Detail 2-L501 sanitary lateral does not match plan details on utility drawings

***RESPONSE: Laterals have edited to match plan details.***

9. What is detail 5 L-501 depicting? Where is plan detail for this applied

***RESPONSE: Detail 5 L-501 is for the sanitary lateral (House Trap-Gravity Lateral).***

10. Detail 6 L-501 all fence posts to be noted as 4'-0" as shown

***RESPONSE: KFA to show all fence posts @ 4'-0" Height. Detail has been modified to a 4'-0" height chain link fence and gate which meets state and Town of Manlius code requirements.***

11. Town will not accept ownership nor operation and maintenance of grinder pumps. Remove Detail 7 L-501

***RESPONSE: RZE to amend note within detail 7/L-501.***

## 15) Sheet L-502

1. Detail 2 L-502
    a. Show existing grades.
    b. Boring locations – depth & profile locations
    c. Distance barrier of proposed construction to wetlands
    d. Provide detail on "limits of cut"
    e. Provide vertical and horizontal stationing on drawings
    f. Coordinate outlet structure detail w/ 20-L-500 and details in project SWPPP

g. Depth to rock, confirm need for any lining materials and maintenance thereof
h. Pond profile requires reference to a plan section for clarification and constructability

***RESPONSE:***
***See Additional Comment item #1, bullet points 1 & 2 and swppp item 20 above for response.***

2. Detail 1 L-502
   a. Illegible provide drawing to scale at a legible size
   b. Drawing contours do not appear to match others in grading plans nor staging plans

***RESPONSE: JK TOBIN to provide a revised earthwork plan at a larger scale.***

**16) Sheet L-503**

1. Delete basement details and footer details they are dictated by building permit applications

   ***RESPONSE: KFA to removed basement/footer details.***

2. Confirm where is section "Fill Location" taken

   ***RESPONSE: Plans revised to show fill location on grading plan with section reference to drawing L-200.***

3. Section 31 2301 is unacceptable when project moves forward Town will contract a testing agency using developer deposit for cost reimbursement and testing agency will use specifications and QA/QC plan developed by applicant initial indications are for an initial testing deposit of $50,000

   ***RESPONSE: Town Attorney and developer to discuss with town.***

4. Typical road sections are confusing coordinate with other similar details 14 L-500 and 8 L-500

   ***RESPONSE: KFA to amend details for clarity.***

5. Please provide professional design credentials for JK Tobin Construction referenced in the plans

   ***RESPONSE: JK Tobin to provide at a later date.***

6. Provide QA/QC plan for all structural fills in Town proposed Rights of Way. Plan shall include but not be limited to the following, all lifts to be 6" as depicted by applicant in project specifications:
   a. Each proposed Manhole: Compaction results for embankment, subgrade, subbase and base in 6" lifts
   b. Each Catch Basin Compaction results for embankment, subgrade, subbase and base in 6" lifts
   c. Each Sanitary Sewer: Compaction results for embankment, subgrade, subbase and base in 6" lifts every 500 LF
   d. Each Storm Sewer: Compaction results for embankment, subgrade, subbase and base in 6" lifts every 500 LF

e. All Roadways to be dedicated to Town: Compaction results for embankment, subgrade, subbase and base in 6" lifts every 500 LF

***RESPONSE: A construction duration column has been added to the Construction Staging chart shown on the Staging plans. A testing summary chart, provided by Kenny Geotechnical, has also been added to each stage to summarize the testing required for each phase. Testing criteria items a through e will be added to the specifications section 31 2301 SITEWORK EXCAVATION BACKFILL AND COMPACTING , 31. Field Quality Control, 3. QA/QC Right of Way Testing Criteria shown on drawing L-503.***

**17) Sheet L-600**

1. Stationing on profiles do not correlate to any plan views

***RESPONSE: RZ Engineering to revise stationing plans.***

2. Storm lines have unacceptable cover of less than 1 foot at the following locations
   a. STA 0+50
   b. STA 1+50
   c. STA 6+00
   d. STA 7+25

***RESPONSE: Inverts have been adjusted to provide cover greater than 1'-0".***

**18) Sheet L-800**

1. Road Specification 32 1100 Calls for 6" lifts for all road embankment. Please coordinate on all drawings

***RESPONSE: All drawings include reference to installation of materials in 6" lifts.***

2. Road Specification 32 1216 calls for 2-year warranty on all roads. Please coordinate on all drawings

***RESPONSE: Specification section 32 1216, 3.2, Pavement Guarantee, has been removed since it is in conflict with Town of Manlius specification section 312301, 1.6, F Highway Agreement Guarantee.***

3. Many specification references are missing including Division 1 referenced on sheet L-800. Strongly suggest a specification book complete with table of contents and material and performance criteria. Many specifications included herewith appear as duplications.

***RESPONSE: All construction specification sections shown within the revised construction set of drawings have been coordinated with drawings and Town of Manlius provided specifications. Town of Manlius specifications have been incorporated into section 31 2301 Sitework Excavation, Compaction and Backfilling.***

**19) Sheet L-801**

1. Planting Soils: Show locations & account for impacts on cut and fill calculations

***RESPONSE: <u>Planting Soils</u> specification section is from a different project and has been removed. <u>Plantings</u> specification section has been added to address the required installation***

***of two street trees at each home and the plant bed for the monument sign. The amount of soil removed to install trees and the monument planter is minimal and will not have a significant impact on the earthwork calculations.***

2. Structural Soil (CU): Show locations & account for impacts on cut and fill calculations

   ***RESPONSE: Structural soil section is from a different project and is to be removed. Structural soils are utilized within the city right of ways where trees are planted within small tree pits surrounded by sidewalk. Trees planted within the Hoag neighborhood will be surrounded by lawn and not require structural soils.***
3. Pressure & Leakage Tests: Confirm locations of this specification requirement

   ***RESPONSE: As is customary with all sewer installations, all lines will be pressure and leakage tested. Please clarify comment.***
4. Disinfection: Confirm locations of this specification requirement

   ***RESPONSE: As is customary with all water installations, all lines will be pressure and leakage tested in accordance with OCWA requirements and DOH regulations. Please clarify comment.***
5. Provide detailed QA/QC plan for NYSDOH acceptance of sanitary sewer acceptance

   ***RESPONSE: As is customary with all sewer installations, all lines will be pressure and leakage tested, witnessed by a licensed engineer and certified by the engineer. Please clarify comment.***
6. Section 33 31000 – Sanitary- Does not match drawing requirements nor Section 02722 – Sanitary Sewer

   ***RESPONSE: Specification sections have been revised to focus on this project specifically.***
7. Section 02722 Sanitary Sewers – Does not match drawings nor Section 33 31000 – Sanitary –

   ***RESPONSE: Specification sections will be revised to conform to each other and this project.***
8. Section 33 4000 – Storm Drainage – Drawings do not comply nor match the specification

   ***RESPONSE: Specification sections have been updated to comply with project work shown within drawings.***
9. Many specification references are missing including Division 1 referenced on sheet L-800. Strongly suggest a specification book complete with table of contents and material and performance criteria. Many specifications included herewith appear as duplications.

   ***RESPONSE: The project is not intended to contain Division 1 specifications as the project will not be competitively bid or include many construction companies. Division 1 specifications are not necessary. Specification sections have been edited to reflect the scope of work shown within the current set of drawings.***

**20) SWPPP**

Appendix A

1. Soils investigation depicts soil investigation in area now to be forever wild and not in areas of stormwater capture area

***RESPONSE: The data in Appendix A is reflective of all testing done at the site, including initial testing. The data is important and reflective of the general soil profile in the area showing limited to no encounters with bedrock or other impedances. We plan to leave this information within the report. We will also include the most recent Kenney Geotechnical report in our next submission.***

2. Soil investigative activity currently on three separate non project maps. All to be coordinated on one map and one table boring locations and elevations to be tied to USGS elevations and coordinates by surveyor

***RESPONSE: see response to SWPPP comment #1 above, however, drawing L-100, Site Preparation and Boring Plan has been included in the drawing set and the SWPPP to clarify all testing locations. Drawing L-100 will also be included within Appendix A for clarification.***

3. Boring info of 12/13/19 indicates refusal/rock at elevation 14 feet below existing grade. No certification of elevation nor longitude/latitude location

***RESPONSE: See 1) Additional Comments, bullet point #2 above for response.***

4. Site specific dust plan to supersede all other regulations shall be noted on site drawings as reference to all site activity

***RESPONSE: We will add notes and references to the SWPPP to the plan.***

5. SWPPP dated 12/17/19 appears pre-certified by engineer and owner 1/11/18

***RESPONSE: RZE will update the signature page and NOI signatures.***

6. Dust plan wording to be changed from proposed recommended etc. to required and to be submitted daily to Town of Manlius and posted on site as part of SWPPP reporting. Action limits and action plans to be included

***RESPONSE: RZE will update the SWPPP language. Action plan and measures are included on page 23 of the SWPPP text. Please clarify if this information should be added to the plans as well?***

7. Dust monitoring devices to be included in SWPPP documentation and describe depiction of locations of dust monitoring at each perimeter of the site

***RESPONSE: Dust Monitoring device locations are shown on phasing plans previously provided. RZE will add specific dust monitoring device cut sheet to SWPPP appendicies***

8. No borings or documentation of 66,000 CF sedimentation pond. Information required for basis of design, pond appears to be 13 feet deep +/-.

***RESPONSE: duplicate comment, see Additional Comment #1, bullet point 3 for response.***

Appendix H

1. Confirm existing impervious as 1.2 acres and future impervious as 4.1 acres with new drawings of 12/17/19 as NOI has a preparers signature of 12/26/17

***RESPONSE: RZ will confirm***

2. Start and end dates for the project depicted as 2019 – 2020. Proposed schedule from drawings indicates a proposed schedule of development of 2020 through at least 2026. Start date of 11/1/19 has passed and is incorrect. NOI dated and signed by RZ Engineering 12/26/17 incorrectly with above information superseding the document.

***RESPONSE: The planning process for this project has been extended and therefore, we will update forms however, based on future planning timetable this may require further updates. We will update accordingly as the process moves forward.***

3. Long Term O&M WILL NOT be Town of Manlius as shown on page 12 of 14 on NOI

***RESPONSE: RZE will update the language***

4. Owner signature on NOI is 1/10/18

***RESPONSE: Forms will be updated***

5. Preparer certified the SWPPP on 1/8/18 but SWPPP was not prepared until 12/17/19 nearly two years later. Please confirm and revise

***RESPONSE: see response to Appendix H comment 2 above***

Appendix I

1. Details in Appendix I do not match details shown on submitted subdivision drawings.

***RESPONSE: AS is typical in a swppp our office provides the NYSDEC hand drawn details from the DEC's Blue Book and the NYSDEC Stormwater Design manual in our SWPPP manuals for the project. Our project plans include details prepared by our office, manufacturers and other sources which are based off of the NYSDEC manual. Please clarify and identify andy specific***

***descrepencies between the NYSDEC details and our details so that we can update the drawings.***

Appendix J

1. Why is this included. This is a copy of NYSDEC regulations SPDES General Permit

***RESPONSE: It is included in every SWPPP we prepare so there is no confusion about what the permit requirements are. This was specifically suggested by NYSDEC personnel to our office. Is there any objection to the DEC's request?***

Appendix K

1. Confirm O&M procedures, resubmit using proposed agreement and develop site specific reporting criteria. Current data appears to be NYSDEC suggested tally of forms

***RESPONSE: Please clarify, is there a reason the DEC's information is not sufficient for this project or any specific requirement your office requires over and above the NYSDEC's requirements?***

2. Maintenance does not address site specific maintenance criteria nor site specific costs nor site ownership and easement responsibilities. Costs and set aside deposits shall also be addressed. Inclusion of maintenance agreement is also required

***RESPONSE:. see Appendix K item #1 for response***

3. Post maintenance construction plan missing from SWPPP see attached for possible reference material and sample plan

***RESPONSE: see Appendix K item #1 for response***

Appendix L

1. Worksheets do not match NOI in Appendix H

***RESPONSE: it's unclear the relevancy of this comment. Please clarify how the calculation does not meet the requirement.***

Appendix M

1. Soil stockpiling shall not be at direction of contractor. Stockpiling shall be as per SWPPP and drawings

***RESPONSE: we will update the drawing within this appendix to reflect current drawings.***

2. No changes in staging areas as directed by contractor. Staging areas to be completed in accordance with SWPPP and drawings approved

***RESPONSE: see Appendix M item 1 for response.***

3. Topsoil required across entire site aerated to a depth of 6" as required by NYSDEC also as required on drawings. Provide a separate sheet depicting areas to be topsoiled with QA/QC requirement including placement of compost as specified

***RESPONSE: we will include staging plans within this appendix.***

4. Show topsoil storage area of 18,000 +/- cubic yards to be stored and placed on site in drawings and SWPPP

***RESPONSE: see Appendix M item 3 for response***

Appendix N

1. Confirm all cut/fill and topsoil calculations

***RESPONSE: Tobin Construction and KFA have spent a considerable amount of time developing the staging of the single phased construction project. The construction staging and completed project site balances.***

2. Confirm slope stability and erosion stability of storage piles of soils

***RESPONSE: VR add 1'v:3' h max slope note. Stockpiles will be seeded and strawed.***

Appendix P

1. Pond profile not to scale

***RESPONSE: see comment L-102 item #1 for response***

**21) Traffic Study**

1. Traffic study: No figure 6. Statement that the study information is valid for 3 years from data collection of October 11, 2017 (expires October 11, 2020)

***RESPONSE: Agreed.***

Very truly yours,
Keplinger Freeman Associates and RZ Engineering

Scott L. Freeman, R.L.A. ASLA

Rudy Zona, P.E.