

# SUBURBAN

## Housing developments

A formality  
only obstacle  
for decade's  
largest project

By Jeff Light  
Staff Writer

Developer Earl Oot hopes to break ground on his 500-unit, \$50 million Erie Village housing project within two weeks.

Applications for the final permits needed for the biggest housing development the county has seen since the 1970s are on the Manlius building inspector's desk.

Since December, Oot has secured the approval of the town of Manlius zoning and planning boards and the city-county planning board. He's waiting for a three-mile clearance from the city planning board for the development on 217 acres of North Burdick Street.

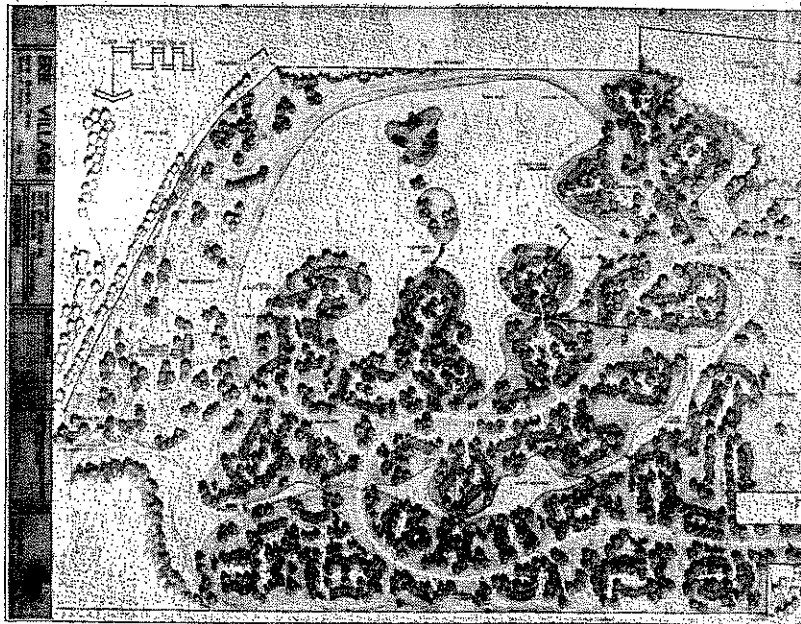
And since the project, barely within three miles of the city limits, is unlikely to have any impact on drainage in Syracuse, that's just a formality, said Howard Brodsky of the city-county agency.

The city-county and city planning boards have the same staff, Brodsky said, so it's almost unheard of for one to overturn what the other has approved.

He called the Oot development the county's largest "in three to five years."

Manlius building inspector Andrew Getty says he's received building permit applications for the first three units and probably will issue them as soon as he gets around to it.

Oot is eager to start. It takes about 60 days to construct each of the three-bedroom homes — which will be attached in clusters



A photograph of the Erie Village plot plan.

of three or four — and he wants the models up so he can start selling this winter.

"We're getting a lot of calls already," said Oot, who added he was optimistic about the market for the \$70,000 to \$100,000 homes which will cater mostly to "professionals and the middle class."

Erie Village appeared to be in for a rough ride when unveiled at a public hearing last December. Neighbors pointed out the area was under water after the October 1981 flood that caused more than \$1 million damage in the town, and the entire site turned out to lie below the 100-year flood plain.

The low-lying wet ground was a problem, Oot admitted, but 20-man crews with backhoes and earth

movers appear to have solved the problem.

A 34-acre, 25-foot deep freshwater lake has been created on the site to accommodate boaters, fishermen and swimmers, and earth from the excavation has been used to build the area up to the mandated two feet above the flood plain.

And Oot is contemplating using water from 25-foot deep wells at each home for both heating and air conditioning.

The ground water maintains a constant temperature of about 55 degrees, explained site planner Gary Snyder of Environmental Design Inc. of Skaneateles, which is working for the Oots. The ground water-heat pump system

could save as much as 30 percent in energy costs by bypassing the seasonal changes in air temperature that characterize Central New York, he said.

Oot plans to custom-build homes for his clients after they've looked at the models and selected what they want. All will have two-story living rooms, skylights, balconies and two-car garages, he said.

It'll take 10 years to finish all 500 homes, he guessed.

Homeowners will have title only to the land directly beneath their own units, Oot said, and pay about \$85 a month for maintenance to the grounds, which stretch from North Burdick Street back to the Erie Canal towpath.