

Eagle-Bulletin

(USPS 163-660)

Wednesday, January 20, 1982

Vol. 92-20, No. 3 Second Class Pn

Plan 600 New Homes

Prospects for about 600 new homes in the Erie Lakes area off Burdick St. were outlined to the Manlius Town Board January 13 by developer Earl Oot. To make the plan possible, Mr. Oot is seeking a zone change from Agricultural to Residential Three, and a decision to allow clustering of the housing units.

Town board members accepted the request for further study.

The land involved is between North Burdick St. and Limestone Creek with access opposite Bowman Rd. Mr. Oot characterized the clusters of townhouses as "similar to Kimry Moor." The Erie Lakes development is in the East Syracuse-Minoa School District.

R3 zoning would match that in

nearby Fremont Hills, also an Oot project. Clustering of the residential units would allow the housing to be concentrated in certain parts of the property, leaving the remainder vacant, but would not change the overall density of housing allowed by the zoning. Ownership details, whether rental, condominiums or private, have not been worked out.

The preliminary plan for Erie Lakes showed homes grouped along the shoreline of the water that was created by earlier excavation of gravel. Recreation uses such as swimming and boating are envisioned, but motors would be banned, Mr. Oot said. In addition to the existing water, there would also be detention basins in the

page 2

interior of the development to control drainage, which would be funneled off into nearby Limestone Creek.

According to plans, homes would be built without basements, about two feet higher than the former elevation of the land. Roads would be similarly elevated. About half of the units would have garages.

A major part of the development, about 100 acres, is near the Limestone Creek flood plain and on a close elevation with it. However, during the presentation, Carl Maar, an engineer for the project, predicted "little" impact from the project on flooding either upstream or downstream. Based on calculations relating to a large or 100-year flood, Mr. Maar said there would

be a rise of one foot in the water level upstream, and predicted no impact downstream.

David Crandall, the project's landscape architect, said that flood waters would be controlled by an excavated retention system, and ultimately carried into Limestone Creek.

Two spectators at the town board meeting raised questions about the project. Ronna Isley of Fayetteville said the increased traffic would clog Burdick St. and the water, formerly absorbed by the vacant land, would be harmful to Minoa.

Ann Crouch, a Minoa resident, expressed the same concern. "We're getting run off from Fayetteville and Manlius right now," said Mrs. Crouch.