

**TOWN OF MANLIUS
PLANNING BOARD MINUTES
January 11, 2021**

APPROVED

The Town of Manlius Planning Board convened with the members live streaming from their homes and in accordance with the Executive Order of the Governor to assure compliance with the Open meetings Law. Chairperson Joseph Lupia presided, and the following Members were present: Fred Gilbert, Ann Kelly, Mike LeRoy, Arnie Poltenson and Richard Rossetti. Also, present were Attorney Jamie Sutphen and Town Engineer Douglas Miller.

Also, Present: John Zellar, Robert Switala, Brian Madigan, Kelly Sullivan, Tom Douglas, Scott Freeman.

The Pledge of Allegiance was recited.

Minutes

Member Gilbert made a motion, seconded by Member Rossetti and carried unanimously to approve the minutes of December 14, 2020.

Member LeRoy made a motion, seconded by Member Rossetti and carried unanimously to approve the minutes of December 28, 2020.

Organizational Meeting 2021

The Town Board appointed Joseph Lupia Chairman of the Planning Board for a period of 1 year.

Member LeRoy made a motion, seconded by Member Kelly and carried unanimously to appoint Baldwin, Sutphen and Frateschi Law Firm as Attorney for the Planning Board for 2021.

Member Kelly made a motion, seconded by Member Rossetti and carried unanimously to appoint Miller Engineering as the Planning Board Engineer for 2021.

Member Kelly made a motion, seconded by Member Poltenson and carried unanimously to appoint Lisa Beeman as the Planning Board Clerk for 2021.

Member Poltenson made a motion, seconded by Member Gilbert and carried unanimously to approve the Planning Board 2021 Meeting Schedule, which states that the Board will meet on the 2nd and 4th Mondays of the Month at 6:30 PM and the Board approved the Application Filing Deadline Schedule.

Planning Board Meeting Schedule for 2021	
Meeting Date	Filing Deadline

January 11, 2021	December 30, 2020
January 25, 2021	January 14, 2021
February 8, 2021	January 28, 2021
February 22, 2021	February 11, 2021
March 8, 2021	February 25, 2021
March 22, 2021	March 11, 2021
April 12, 2021	April 1, 2021
April 26, 2021	April 15, 2021
May 10, 2021	April 29, 2021
May 24, 2021	May 13, 2021
June 14, 2021	June 3, 2021
June 28, 2021	June 17, 2016
July 12, 2021	July 1, 2016
July 26, 2021	July 15, 2021
August 9, 2021	July 29, 2021
August 23, 2021	August 5, 2021
September 13, 2021	September 1, 2021
September 27, 2021	September 15, 2021
October 11, 2021	No Meeting (Columbus Day)
October 25, 2021	October 14, 2021
November 8, 2021	October 28, 2021
November 22, 2021	November 10, 2021
December 13, 2021	December 2, 2021
December 27, 2021	December 16, 2021

CNY Premier Homes, INC. – 7115 E. Genesee Street, Fayetteville, NY 13066
PUBLIC Hearing – Site Plan and Accessory Use Permit – Same Location
Tax Map # 085.-08-10.0

Member Gilbert made a motion, seconded by Member Rossetti and carried unanimously to declare the Town of Manlius Planning Board Lead Agency for SEQR.

Attorney Sutphen reviewed the 11 questions in Part 2 of the EAF with the Board and the Board agreed unanimously that the action would have no, or a small impact on the environment. The EAF was filled out accordingly.

Member LeRoy made a motion, seconded by Member Rossetti and carried unanimously to issue a Negative Declaration under SEQR and authorized the Chairman to sign the short form EAF.

Chairman Lupia stated that at the last meeting, Town Engineer Miller said that he would like to see a letter regarding stormwater on the property. He asked Engineer Miller if he

had indeed received the letter. Mr. Miller said that he did receive a letter from Napierala Consulting. The letter stated that they would be installing 1 rain garden to accommodate the rate of runoff on the site.

Member Rossetti made a motion, seconded by Member LeRoy and carried unanimously to waive the reading of the Public Hearing notice.

Member Kelly made a motion, seconded by Member Gilbert and carried unanimously to open the Public Hearing at 6:42pm.

Hearing nothing from the Public, Member LeRoy made a motion, seconded by Member Rossetti and carried unanimously to close the Public Hearing at 6:43pm.

Member Kelly made a motion, seconded by Member Rossetti and carried unanimously to approve the Site Plan for a Real Estate Office for CNY Premier Homes, INC. located at 7115 East Genesee Street, Fayetteville, NY 13066.

Member Poltenson made a motion, seconded by Member Rossetti and carried unanimously to approve the Accessory Use Permit for a Real Estate Office for CNY Premiere Homes, INC. located at 71115 East Genesee Street, Fayetteville, NY 13066 relative to the following items:

1. The Onondaga County Planning Agency - January 6, 2021 made the following modification: "The applicant must contact the New York State Department of Transportation to coordinate requirements for the existing driveway on East Genesee Street, in order to satisfy minor commercial driveway standards. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval. "This Board accepts the modification and determines that the applicant needs to follow any DOT directives.
2. This Board further finds that this property, 7115 East Genesee Street, which was formerly two tract lots, is one tax map number under the tax rolls of the County of Onondaga, and for purposes of this site plan approval and all purposes of Town of Manlius subdivision regulation is one lot.
3. And with the further condition that the final site plan be revised to show the drainage improvements (rain garden) as proposed by Napariela Consulting dated January 8, 2021.

Woodland Hills Subdivision (Hoag Lane Development), 201 Solar Street, Syracuse, New York 13204

Continued - Site Plan - 21-Lot Subdivision – 5290-5320 Hoag Lane, Fayetteville, NY 13066

Tax Map # 104.-01-39.2

Chairman Lupia is of the opinion that the Applicant has now substantially answered all of the questions in the DEIS. He asked the Board to discuss.

1. Member Gilbert said that all the comments have been addressed in a lot of depth, but he does not think the answers to the questions will satisfy the public.

2. Member Rossetti said that the Applicant did answer the questions, but he is not in agreement with the answers provided.
3. Member Kelly would like to hear what Engineer Miller has to say. Engineer Miller stated that he is in receipt of the document and he should have comments within the next few days.
4. Member Poltenson is interested in Town Engineer Miller's comments; does the Town have the capacity at Muirfield to handle the runoff even with the mitigation built into the creation of the dam, is the dam now built to a level of comfort. Engineer Miller said that these are 2 of the issues that are being looked at and hopefully will have answers in a few days.
5. Member LeRoy has concerns/questions about the dam and the runoff.

Member Rossetti made a motion, seconded by Member Gilbert and carried unanimously for the following motion: This board made a motion finding that the applicant has answered all of the questions posed by the Board in its positive declaration of August 10, 2020 and therefore the Board accepts the DEIS of the applicant received by this Board December 16, 2020 as "complete" for purposes of preparing this Board a Notice of Completion under SEQRA. Attorney Sutphen is directed to prepare the Notice of Completion. The public comment period should now commence.

Attorney Sutphen advised that the Public comment period must last at least 30 days. The actual responses of the applicant in the DEIS are undergoing further engineering review.

Wildcat Renewables, LLC. – 879 Sanchez Street, San Francisco, CA 94114
Initial Presentation – Site Plan and Special Use Permit –
Solar Array – 7390 Kirkville Road, East Syracuse, NY 13057
Tax Map # 055-01-10.1

Brian Madigan, Robert Switala and Kelly Sullivan were present and spoke on behalf of the Applicant.

Mr. Switala stated that the project is located on a 27-acre parcel but just under 7 acres will be used. There will be roughly 1.625 megawatts, enough power for approximately 327 homes. The applicant would like to start the project in the summer of 2021. There is existing buffering from the neighbors.

Chairman Lupia asked if the property was going to be cleaned up of all the debris, abandoned trucks, various outbuildings. Mr. Madigan said that the property will be cleaned up and the existing structures will be cleared to accommodate the project.

Chairman Lupia asked Town Engineer Doug Miller if he had everything he needed in order for this project to move forward. Town Engineer Miller stated that there are a few things missing but he has been working with Ms. Sullivan to get the items together.

The Board tabled the matter, pending more information from Town Engineer Miller.

OTHER BUSINESS

With there being no further business, Member Gilbert made a motion, seconded by Member Rossetti and carried unanimously to adjourn the Regular Meeting at 7:42 pm.

Respectfully submitted,
Lisa Beeman, Clerk