

**TOWN OF MANLIUS
PLANNING BOARD MINUTES
January 24, 2022**

APPROVED

The Town of Manlius Planning Board hybrid meeting in-person and virtual live streaming with Chairperson Joseph Lupia presiding and the following members present: Ann Kelly, Arnie Poltenson, Richard Rossetti, Valerie Beecher, Edmond Theobald and Judy Salamone. Also, present were Attorney Jamie Sutphen and Planning Board Engineer Douglas Miller.

In-Person Attendees: Shelly & Paul Chayka, David Neuman, Connie Whitton, Bob Berger, Peter Wirth, Mike?, Jillian Blake, Melissa Clark, Annalena Davis, Barbara Henry, David Thompson, Ann Luffed, Pamela?, Chris Karrick, Tris Motyl

Virtual Attendees: Robert Janosky, Angel Broadnax, Brian Madigan, Colin Harvey, David Bottar, David Tyler, David Zuber, Debbie Maffei, Eileen Thompson, George, J. Thomas Bassett, Jennifer (she/her/hers) Upstate NY, Joe Durand, Joseph Messineo, kh, Mike Roach, Nancy Workman, Roseann Lorefice, Sharon Chapman, Silino# Joseph, srgoldner, Suanne, Tom Poitras, Warren Linhart plus 4 phone numbers.

The Pledge of Allegiance was recited.

Minutes

The minutes of January 10, 2022 were tabled.

**6:32PM - Twin Shores Properties, LLC – 1333 13th Street, East Moline, IL 61244
Recommendation for Zone Change - N. Burdick St. – Fietta Property –
Tax Map #'s 086.-02-02.1, 03.0, 04.1, 05.1, 05.3, 06.1**

Tom Cerio, Joe Durand and David Neuman were present and spoke on behalf of the Applicant. Mr. Cerio stated that they would like a Zone Change to CA and RA. The original application included CB but was removed by a letter of Amendment. This request makes the property consistent with the area.

Chairman Lupia asked about the dilapidated houses that are currently on the property. What will happen to those structures? Mr. Cerio said that they will be demolished probably as soon as the site work is approved.

Member Beecher stated that it is her understanding that this is where the new proposed Town Hall will go. Mr. Cerio said yes, but the details aren't all worked out yet. Member Theobald stated that the idea was to conform with the already existing buildings across the street, and he is happy to see the buildings come down.

Member Kelly made a motion, seconded by Member Rossetti and carried unanimously to send a Positive Recommendation to the Town Board regarding the proposed Zone Change.

6:43PM - Abundant Solar Power, LLC – 700 West Metro Park, Rochester, NY 14623
Public Hearing – Site Plan & Special Use Permit – Solar Array – 5701 Bowman
Road, East Syracuse, NY 13057
Tax Map # 074.-01-06.1

Melissa Clark and Jillian Blake were present and spoke on behalf of the Applicant.

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

Ms. Blake stated that they received a memo (*on file in the Planning and Development Office*) from Planning Board Engineer Doug Miller with some comments regarding the project. A letter (*on file in the Planning and Development Office*) was prepared in response and sent to the Engineer.

Chairman Lupia asked the Applicant about the access road relative to the 20ft road that had been previously discussed. Ms. Blake said that there will be a 20ft access road provided. They are waiting to hear from the Highway Superintendent and the First Responders to discuss their concerns.

Conversation ensued regarding the lease.

Conversation ensued regarding the reduction on the electrical bills.

Chairman Lupia stated that the Board has heard from numerous members of the community regarding this project and all letters/correspondence have been distributed to the Board. The names that follow are a list of residents that sent letters to the Board:

1. Walter & Angel Broadnax – no address provided
2. Diane Haller – 465 Summerhaven Drive
3. Barbara Henry – Star View – No specific address given
4. Robert Janosky – 159 Avriel Drive
5. Ann Luffred – no address provided
6. Tris Motyl – Star View – no specific address provided
7. Dr. David & Eileen Thompson – 175 Avriel Drive
8. John Werle – 135 Avriel Drive
9. Stephen Weiter – 201 Eureka Drive, Manlius

Member Rossetti made a motion seconded by Member Poltenson and carried unanimously to open the Public Hearing at 7:15pm. Following are a summary of comments of the public:

1. Analee – 313 Brooklea Drive – in favor of the Solar project, landfills are the perfect spot for a Solar Array.
2. Barb Henry – President Star View HOA – is opposed to the Solar project, has concerns/issues with the glare, the tree growth rendering shown is not accurate,

concerned about the process in which the Town is moving forward with this project, questions about why the SEQR process is not being done, saw a short form EAF, why wasn't a long form done? The USGS maps that were submitted did not show the 46 units in Star View, the DEC Wetland permit seems to be inaccurate, she is prepared to file an Article 78 if the project goes through, the has to be a better location in the Town for a project like this.

3. Pete Wirth – glare is not an issue with Solar Panels, not opposed to the project, would like the Town to move forward with it.
4. David Thompson – Starview – not against solar but is opposed to this project, concerned about the glare and visual aspect from the Solar Panels.
5. Connie Whitten – 133 Avriel Drive – opposed to the project, would like to know what the Town's Land Use Plan is, disappointed in the process about how the neighborhood was notified about this project, wants to know how the power will get to her house, how many residents in the Town will receive the reduction in their power bills, screening is an issue, will there be methane or toxic waste release during the construction process.
6. Pam – Stonykill – has a beautiful view from her home, concerned about what will happen to the wildlife (deer), glare is a concern and what will this do to the value of the home in the area.
7. Dave Zuber, Roumare Road - via Zoom – rendering of the tree line is laughable, this project will affect a lot of people, not a minor visual impact, will be a pretty major impact, property value will be degraded, concerned about tax credits, solar panels need sun, what happens when the sun doesn't shine? Concerned about the removal of the solar panels and the potential toxins.
8. Robert Janosky, 159 Avriel Drive - via Zoom – tree renderings are inaccurate and does not depict the proper view, view will be destroyed if project goes through.
9. Joe Messineo, Salt Springs Road - via Zoom – opposes this project, this is not the proper location for this project.
10. Tris Motyl – 185 Avriel Drive – concerned about the wildlife (bats), how is the power going to be distributed, how do the resident sign up.
11. J. Thomas Bassett, 7321 Barberry - via Zoom – supports approval of project.
12. Debbie Maffei, Parkington Circle -Erie Village - via Zoom – vehemently opposed to the project, concerns about the lease, liability to the taxpayers.
13. Shelly Chayka – 5732 Stonykill Street – noise and odor issues, issues concerning the trees and the screening, wildlife concerns, opposed to the project.

Member Rossetti made a motion seconded by Member Poltenson and carried unanimously to close the Public Hearing at 8:13pm.

Ms. Clark explained the procedure on how the residents would receive the power. Conversation ensued regarding the lease procedures and meetings with the Town Board.

Member Beecher asked about the where the data of the glare came from and if the Applicant could explain more about it to make the residents feel more comfortable. She also asked about the qualifications and such regarding Barton & Loguidice. Ms. Blake

said they are a local firm and were brought into the project because of their expertise on Landfills.

Ms. Blake stated that the panels will be sitting on top of the landfill, no holes will be dug, they will be on the flat slopes, not the sides. Ms. Clark stated that the panels will not be moving on the landfill, they will be stationary. Member Rossetti asked if the panels were Tier 1. Ms. Clark said yes.

Chris Carrick stated that there will be no wildlife impacts, the length of construction is relatively quick, usually 6 weeks.

Chairman Lupia thanked everyone for coming out to speak tonight. He then stated that this matter will be adjourned until February 14, 2022 due to the fact that the response from the Onondaga County Planning Board has not come back and more discussion is required on Special Use Permit issues.

8:23PM - Other Business

Amendment to Special Use Permit – Kirkville Road Solar

Brain Madigan spoke on behalf of the Applicant. He requested a year extension on the Special Use Permit for the Solar Array on Kirkville Road. He is requesting the year extension partly because of supply chain related issues. They are hoping to start work this summer.

Chairman Lupia and Member Rossetti are concerned that if an extension is given the project may not get built and it could prevent another Solar Array from getting on the grid. Significant discussion ensued as to whether it was appropriate to grant an extension.

Member Beecher made a motion, seconded by Member Theobald and carried to extend the Special Use Permit for one year, to expire on March 8, 2023. All members present voted in favor of the motion except for Chairman Lupia and Member Rossetti whom were opposed. The motion carried.

With there being no further business, Member Rossetti made a motion, seconded by Member Beecher and carried unanimously to adjourn the Regular Meeting at 8:56PM.

Respectfully submitted,
Lisa Beeman, Clerk