

**TOWN OF MANLIUS
PLANNING BOARD MINUTES
February 8, 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, Mike LeRoy, Arnie Poltenson and Richard Rossetti. Also, present were Attorney Jamie Sutphen and Town Engineer Douglas Miller.

Absent: Member Kelly

Also, Present: Brian Madigan, Kelly Sullivan, Matt Napierala

The Pledge of Allegiance was recited.

Minutes

Member Rossetti made a motion, seconded by Member LeRoy and carried unanimously to approve the minutes of January 25, 2021.

Napierala Consulting, 110 Fayette Street, Manlius, NY 13104
Zone Change Recommendation to Town Board - CA to CB
7030 Manlius Center Rd, 13057 – Proposed Self Storage Facility -
Tax Map #'s 062.-04-6.1 & 062.-04-6.2

Member Rossetti made a motion seconded by Member Poltenson and carried unanimously to recommend to the Town Board that the Zone Change application of Napierala Consulting for a Zone Change for the property at 7030 Manlius Center Road from CA to CB is appropriate for the property, and this Board recommends that the Zone change should be approved by the Town Board. Chairman Lupia said that the new zoning is consistent with the existing neighbors, several properties are already zoned CA; Member Rossetti said that it is not a stretch to change the zoning to CB.

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

Member Rossetti made a motion, seconded by Member LeRoy and carried unanimously to open the Public Hearing at 6:43pm.

Chairman Lupia asked Attorney Sutphen to remind the Board about the Special Permit Criteria. Will the project have an adverse effect on adjacent lands, the immediate neighborhood or on the character of the community is the ultimate question and these are the questions the Board must answer:

1. Is the community protected from traffic congestion conflicts, flooding and excessive soil erosion?
2. Is the community protected from unnecessary noise, lighting and odors?
3. Does this plan protect the community from inappropriate design and other matters of significance?
4. Does the plan ensure the proposed use will be in harmony with the appropriate and orderly development of the district in which it is proposed?
5. Can any adverse impact be mitigated with compliance with reasonable conditions?
6. Does the project conform with the Towns Planning objections, for example, do we need any kind of conditions with respect to operations and are there modifications to the development proposal or design guidelines that can attach reasonable conditions to minimize impacts?

Attorney Sutphen told the Board that due to a glitch in the Special Use Permit Local Law, the Planning Board cannot vote on the project tonight. In a specific section of the law dealing with Solar, the wording is still Town Board and it should be Planning Board. The Town Board is voting on Wednesday to change the wording. This Board will be able to vote on March 8, 2021.

Engineer Miller said that from a technical standpoint, he has spoken with Ms. Sullivan and everything looks good.

Hearing nothing from the Public, Member Gilbert made a motion, seconded by Member Rossetti and carried unanimously to close the Public Hearing at 6:46pm.

Other Business

Town Engineer Doug Miller gave an update on the Brandywine Estates project. He stated that Miller Engineers has he has received a scope of work from Napierala Consulting and they have hired David Stoner from Stoner Associates to take a look at the groundwater for the Brandywine project. Miller Engineers looked at what was proposed by Mr. Stoner, along with Miller Engineers' hydrologist and it looks like a good starting point.

Chairman Lupia told the Board that there were interviews conducted for the open position on the Planning Board and he is anticipating that the Town Board will appoint a new member to the Planning Board Wednesday night.

Clerk Beeman spoke briefly about how the residents can participate in the Public Hearing for Hoag Lane. There is a link on the Town of Manlius website and there will be a Facebook post containing the link to join as well. She encouraged the public to register to speak for the Public Hearing.

Chairman Lupia also said that the Planning Board will be making a request to the Town Board relative to the removal of woodlands and that it is prohibited until the proper permits are filed for removal. The Planning Board will come up with a document to present to the Town Board with their findings and suggestions regarding the removal of woodlands.

Member Gilbert would like to see a height restriction on flag poles.

With there being no further business, Member Gilbert made a motion, seconded by Member Rossetti and carried unanimously to adjourn the Regular Meeting at 6:59 pm.

Respectfully submitted,
Lisa Beeman, Clerk