

**TOWN OF MANLIUS  
PLANNING BOARD MINUTES  
March 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, Ann Kelly, Mike LeRoy, Arnie Poltenson, Richard Rossetti and Valerie Beecher. Also, present were Attorney Jamie Sutphen and Town Engineer Douglas Miller.

Also, Present: Carson Weinand, Jared Lusk, Dan Bargabus, Steve Calocerinos, Brain Madigan, Robert Switala

The Pledge of Allegiance was recited.

**Minutes**

The minutes of February 22, 2021 were tabled for further review.

**Wildcat Renewables, LLC – 879 Sanchez Street, San Francisco, CA 94114**

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

Chairman Lupia reviewed the Special Permit Criteria with the Board. 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? The Board said yes.
2. Is the community protected from unnecessary noise, lighting and odors? The Board said yes.
3. Does this plan protect the community from inappropriate design and other matters of significance? The Board said yes.

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? The Board said yes.
5. Can any adverse impact be mitigated with compliance with reasonable conditions? The Board said yes.
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? Member Rossetti asked if putting a timeframe on the project would be applicable. Attorney Sutphen said yes.

Members Rossetti and Poltenson would like to understand why the Board has approved so many Solar projects in the last few years and none of them are being built or have applied for a Building Permit.

Member Kelly made a motion, seconded by Member Poltenson and carried unanimously to approve the Special Use Permit for a period of seven (7) years to expire March 8, 2028 with the following conditions:

1. The Applicant must Apply for a Building Permit within 1 year.
2. The Applicant must complete the project in 3 years.

Chairman Lupia stated that the Board did hear back from the Onondaga County Planning Board and they have no objection to the Special Permit or Site Plan, but they did however have the following recommendation: The applicant is required to coordinate Kirkville Road access plans with the Onondaga County Department of Transportation. To further meet Department requirements, the applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) for Department review. 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.

Member Rossetti made a motion, seconded by Member LeRoy and carried unanimously to approve the Site Plan.

**Kenwood Homes – 7519 Morgan Road, Liverpool, NY 13090**  
**Initial Presentation – Mallards Landing, Phase 2, Section 9 – Muscovy Lane**  
**between Widgeon and Aylesbury Path – Amended Site Plan –**  
**Tax Map # 117.-02-01.1**

Dan Bargabos and Steve Calocerinos spoke on behalf of the Applicant. Mr. Bargabos stated that he purchased the property from David Stringer last year, all the approvals were in place and the map was ready to be filed. However, Engineer Miller pointed out that one of the lots is an Army Corp Wetland. The project stopped and a permit is being applied for with the Army Corp of Engineers. One lot on the project is a wetland so they are going to lose it. They would like to make up the lost lot by creating another lot, as a result, the size of some of the other lots will be non-conforming. They would like to combine lots 245 and 246 to make one big lot and have the 4 approved lots split into 5

with smaller square footage (32,000 to 36,000) instead of the required 40,000 by Town Code.

Member Rossetti said that this board does not have the authority to grant variances for the small lot coverage issue so they would have to see the Zoning Board of Appeals for variances.

Chairman Lupia's concern is that the "new" lots will be significantly smaller than mandated by Town Code and he is wondering if its fair to the other neighbors with larger lots.

Mr. Bargabos decided to keep the project as previously approved and not go to the Zoning Board of Appeals.

**CVE North America, Inc. 109 W. 27<sup>th</sup> Street, New York, NY 10001**  
**Initial Presentation - Subdivision/Site Plan/Special Use Permit**  
**Solar Array - Duguid Road, Manlius, NY 13104**  
**Tax Map # 099.-01-03**

Carson Weinand, Jared Lusk, Lara and Christina Tapia spoke on behalf of the Applicant.

Mr. Weinand told the Board that the company owns the project long term, they do not sell it off like other companies. He stated that there is 1 parcel (240 acres total with a disturbance of less than 79 acres) that will be subdivided into 4 smaller parcels. Total size of the project will be 16 megawatts, 11 megawatts AC.

Members LeRoy and Rossetti and Attorney Sutphen asked why the parcel needs to be subdivided? Mr. Weinand said that due to a maximum system size per parcel, only allowed 5 megawatts AC on a single parcel, pursuant to a New York State energy level, NYSERDA.

Member Kelly asked about the 1-mile radius between solar arrays per Town Code. Mr. Lusk said that it is the same project, its just on 3 parcels. Attorney Sutphen will look into this. The Board is concerned about there being separate lots and the project being so close together.

Member Beecher asked about a timeline for the project, phases? Mr. Weinand said maybe about 4-6 months.

Chairman Lupia asked Engineer Miller if SWPPP materials had been provided and if he had a chance to review them. Town Engineer Miller said that a SWPPP has not been received. Mr. Lusk said the SWPPP was not submitted yet because they wanted feedback on the project first and they are working on it.

Attorney Sutphen stated that there is a threshold matter and that the Board needs to see the SWPPP. The Board tabled the matter until more information is received.

**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 7:58 pm.

Respectfully submitted,  
Lisa Beeman, Clerk