

**TOWN OF MANLIUS
PLANNING BOARD MINUTES
March 14, 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: Rachel Bush, Barbara Henry, Michael Pettinato, Matt Napierala, Jim Geddis

Virtual Attendees: David Tyler, Tom P., Warren Linhart, Colin Harvey, David Zuber, Phone number 315-345-0078

The Pledge of Allegiance was recited.

Minutes

Member Rossetti made a motion, seconded by Member Kelly and carried unanimously to approve the minutes of February 28, 2022.

6:31PM - Harrington Homes - 3848 Henneberry Road, Jamesville, NY 13078

Discussion - 34 Lot Subdivision & Site Plan – Harrington Homes at Brandywine off of Henneberry Road

Tax Map # 109.-02-07.1

Matt Napierala spoke on behalf of the Applicant.

Mr. Napierala stated that the Phasing Plan has been modified for the first phase include 8 lots (1,2,3,4,22,23,25,27) plus the 2 lots (9 and 10) that will be served by public water; this phase will also include sanitary sewer and the entire stormwater management system. Phase 2 will include the next 7 lots (5,6,7,8,29,31,33). Phase 3 will include 5 lots and the subsequent Phases 4 & 5 will include 6 lots each. As each well is drilled in the phases, they will be reviewed and approved by the Department of Health. At the end of the phase, the well data will be submitted to the Engineer, for file purposes but also to show that those lots within that phase are appropriate for the wells, then allowing them to proceed to the next phase.

Mr. Napierala spoke about the stormwater basin management ownership. The basin will be held on a legal lot and will have the appropriate frontage and the appropriate area. The lot will be maintained by Harrington Homes, they will be responsible for the operations and maintenance of the stormwater basin. Upon the completion of the development, Harrington will transfer ownership of the to maybe an HOA or a Management Entity. Conversation ensued regarding HOA's.

The Board tabled the matter for further review by the Planning Board Engineer.

6:51PM - Fayetteville Veterinary Hospital – 8122 E Genesee St., Fayetteville, NY
Initial Presentation – Site Plan – Veterinary Hospital – Same Address - Tax Map # 091.-01-
01.2

Ed Keplinger of Keplinger Freeman Associates and Rachel Bush, Architect spoke on behalf of the Applicant. Mr. Keplinger stated that they would like to demo the existing Vet hospital and construct a new 5000 square foot Vet Hospital. The project will be phased, the plan is to build a new building while the existing building remains until the new building is complete then, demo the old building and construct the parking lot. There will be 25 parking spaces with 1 Handicap space. The new building will use the current well.

Mr. Keplinger stated that stormwater is being worked on. They are envisioning a catch basin and trench drain at the driveway entrance and a subsurface stormwater chamber in the front yard.

Attorney Sutphen stated that the Code Book doesn't not currently have a Veterinary Hospital included in it and this project would be a non-conforming use in the RA Zone. If land is being added, you cannot expand the project into a non-conforming use.

Conversation ensued on whether or not a Vet hospital is allowed in the RA Zone. Attorney Sutphen has spoken to the Town Attorney, and they are working on deciding whether or not the project fits in the RA Zone.

Member Rossetti is of the opinion that Vet Hospitals can go in the RA Zone, and if the law is amended to allow Vet Clinics in RA, there could some specific items that can be added to the law. He is concerned however, about putting them next to a Residential Neighborhood., maybe include a Special Use Permit.

The Board tabled the matter until further information from the Attorney's can be provided regarding Zoning.

7:10PM - Meltwater Solar, LLC – 3402 Pico Blvd, Santa Monica CA, 90405
Initial Presentation – Site Plan & Special Use Permit - Solar Project
6101 Kirkville Road North – Kirkville, NY 13082
Tax Map # 071.-02-09.0

Jim Geddis from Cyprus Creek Renewables spoke on behalf of the Applicant. Mr. Geddis stated that this will be a 5-megawatt AC Community Solar Project; approximately 40 acres of land will be disturbed. There will be a single axis tracking system with pivoting; 12-15 foot l height. There will be screening along the roadway, about a 15-foot double row buffer of evergreen trees planted.

Member Rossetti would like the setbacks on Solar projects to be more the 50 feet. He is of the opinion that 50 feet is not enough of a setback and maybe it can be added to the Special Use Permit.

Member Kelly asked which substation the project would be attached to. Mr. Geddis said Duguid Road.

Chairman Lupia stated that this project is within 1 mile of another pre-existing Solar Array located on Green Lakes Road. In the event that the Board approves this project, we would have to have a good explanation as to why the Board is allowing Solar Arrays within 1 mile of each other.

Member Beecher would like to see how this fits in to the future Comprehensive Plan before the Board goes further because in the provided documents, this land is prime farmland.

Chairman Lupia asked about the interior road and the cul-de-sac diameter. Mr. Geddis said the width of the interior road will be 15 to 20 feet; the cul-de-sac diameter will be 55'. There will be no more than 2-4 cars visiting the site per quarter at the most.

Chairman Lupia then asked about the Decommissioning Plan. Mr. Geddis said that they included a draft decommissioning plan in the submitted packet. Conversation ensued regarding bonds.

Member Poltenson asked where the Solar Panels come from. Mr. Geddis said it depends on when they are procured, so he cannot give a definitive answer, but they are all Bloomberg Tier 1 rated. Member Kelly asked where they get the panels today. Mr. Geddis said that they get them from a variety of manufacturers. Member Kelly asked if they go them from China. Mr. Geddis said that there are definitely some panels that come from China.

Member Beecher asked if Meltwater Solar has done other projects in New York State. Mr. Geddis said yes and can provide the Board with a list of projects.

The Board would like to see more visual aspects of the project.

Attorney Sutphen stated that this is a Type 1 Action, and the Planning Board will be Lead Agency for SEQR purposes. Member Rossetti made a motion seconded by Member Salamone and carried unanimously to approve the Planning Board as Lead Agency for SEQR.

Member Theobald made a motion, seconded by Member Poltenson and carried unanimously to hold a Public Hearing on March 28, 2022, at approximately 6:35PM.

With there being no further business, Member Rossetti made a motion, seconded by Member Poltenson and carried unanimously to adjourn the Regular Meeting at 7:49pm.

Respectfully submitted,
Lisa Beeman, Clerk