

**TOWN OF MANLIUS
PLANNING BOARD MINUTES
March 28, 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, and Edmond Theobald. Also, present were Attorney Jamie Sutphen and Planning Board Engineer Douglas Miller.

Absent: Member Salamone and Member Beecher

In-Person Attendees: Steve Durfee, David LoCastro, Tamara Klock, Barbara Richardson, Matt Napierala, Michael Pettinato, Mark Laurin, Joe Durand, Ryan Smith and Skip Bloss.

Virtual Attendees: Brianna Eassa, Warren Linhart and David Tyler.

The Pledge of Allegiance was recited.

Minutes

Member Rossetti made a motion, seconded by Member Poltenson and carried unanimously to approve the minutes of March 14, 2022.

6:31PM - Ryan Smith – 5460 Lake Road, Tully, NY 13159

Set Date for Public Hearing – 2-Lot Subdivision – 5546-5590 North Burdick St.

Tax Map # 086.-02-08.0

Ryan Smith was present and spoke on behalf of the project. He stated that he received the appropriate variances from the Zoning Board of Appeals. He also stated that he would be taking down the existing house, but leaving the existing free-standing garage, on Lot A, and building a new single-family home in the future.

The Board asked Mr. Smith to put the building envelope of the new house on the subdivision map.

Member Theobald made a motion seconded by member Kelly and carried unanimously to hold a Public Hearing on April 11, 2022, at approximately 6:35PM.

6:41PM - 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 and Michael Pettinato were present and spoke on behalf of the Applicant. Mr. Napierala stated that he has responded to the Engineer's questions' and they were emailed to the Engineer, the Attorney and the Chairman.

Conversation ensued regarding the proposed HOA, Easements and Stormwater Management.

The Board tabled the Application pending comments from the Planning Board Engineer.

7:08PM - Meltwater Solar, LLC – 3402 Pico Blvd, Santa Monica CA, 90405
PUBLIC HEARING – Site Plan & Special Use Permit - Solar Project
6101 Kirkville Road North – Kirkville, NY 13082
Tax Map # 071.-02-09.0

Jim Geddis was present and spoke on behalf of the Applicant. Mr. Geddis stated that the footprint of the Solar Array has been reduced from 40.17 acres to 36.61 acres out of 108 acres. There will also be a 140-foot buffer from the road instead of 70 feet. They will be installing double rows of evergreens trees.

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

Chairman Lupia stated that SEQR is usually done before the Public Hearing, but in this case the Board would like to wait until after the Public Hearing to discuss SEQR.

Member Kelly made a motion, seconded by member Poltenson and carried unanimously to open the Public Hearing at 7:21PM.

1. Tamara Klock – 6098 Kirkville Road North –
 - A: What about the saturation, Green Lakes Solar is less than 1 mile from this proposed project? Chairman Lupia said that the Board is aware of this issue, but the law gives discretion to the Planning Board, if the Planning Board thinks the circumstances are appropriate, they can waive the requirement.
 - B: Is the land being leased? Mr. Geddis said yes, from the Basil Family, LLC, they have a lease to purchase agreement in place.
 - C: Is there going to be a PILOT agreement for this project? Mr. Geddis said yes, they are seeking to pursue a PILOT agreement with the Town, School District and the County.
 - D: What does this project do to the Assessment and the value of her house, are the taxes going to go up? Member Theobald suggested that Ms. Klock talk to the Town Assessor.
 - E: How long do the Solar Panels last? Mr. Geddis said 40 years, then the land will be returned to the original state.
 - F: Are the panels affected by the wind? Mr. Geddis said that wind is not an issue.
 - G: Is this a Community based Solar Project? Mr. Geddis said yes.
2. Skip Bloss – Kirkville Road by the railroad tracks –
 - A. Believes that solar panels are an eyesore, but property owners can do what they want with their land.
 - B. Where are the panels made and who are they made by? Mr. Geddis said he doesn't know yet, but they are not made in the US, mostly China, they are Bloomberg Tier 1 panels.

3. Mark Laurin – 6229 Poolsbrook Road – this project will be in the flight path of the plane that is flown out of the hanger/airport on Poolsbrook Road. Mr. Laurin has the following concerns:
 - A: Glare, radio signals, reflectability, thermal issues? Mr. Geddis said that he has been in contact with the FAA and they have determined that there will be no hazards so there shouldn't be any issues.
 - B: Mr. Laurin asked if he could get a copy of the FAA determination. Chairman Lupia asked Mr. Laurin to leave his contact information and the Clerk would let him know when the information came in.

Member Rossetti made a motion, seconded by Member Theobald and carried unanimously to close the Public Hearing at 7:48PM.

The Board tabled the matter until April 25, 2022, so that they could hear back from the Onondaga County Planning Board.

**7:52PM - David LoCastro, MD – 4202 Deerpath Circle, Marcellus, NY 13108
Initial Presentation – Site Plan & Accessory Use Permit - The Palmer House –
7189 East Genesee Street, Fayetteville, NY 13066
Tax Map # 087-07-48.2**

Joe Durand, TDK Engineering, and David LoCastro, MD were present and spoke on behalf of the Applicant. Mr. Durand stated that Dr. LoCastro would like to move his practice into the existing building, the building currently has 2 offices and a 3-bedroom apartment. When the property was bought there were a few site issues including the parking lot. Based on the current zoning 17 parking spaces are required, 6 for the apartments and 11 spaces for the doctors' office. 21 Parking spaces are being proposed.

Dr. LoCastro stated that there are some easement issues with this property and the funeral home property next door. He has had conversations with Tom Schepp and they are willing to fix the issues. They do not have a formal easement in place just yet, but the attorneys are working on it. Drainage issues will also be addressed.

Chairman Lupia asked Mr. Durand if a SWPPP has been submitted yet. Mr. Durand said no, he was not planning on doing one, he said that the whole property is less than an acre and they are only disturbing 5000 square feet. A simple drainage plan will be provided.

Planning Board Engineer Miller stated that he has been in contact with Mr. Durand and Mr. Schepp regarding the parking issues, the easements, the drainage and the driveway issues.

Member Kelly made a motion seconded by Member Poltenson and carried unanimously to hold a Public Hearing on April 25, 2022, at approximately 6:35PM.

8:10PM - Other Business

1. Conversation ensued regarding the A&E and SNY Med Spa on Medical Center drive. A motion was made by Member Rossetti, seconded by Member Theobald and carried unanimously to send a positive recommendation to the Zoning Board of Appeals for a 25-foot variance.
2. Chairman Lupia stated that the Town Board approved Local Law 155-27, Solar Arrays on Town Property, exempt from Site Plan and Special Use Permits. The Planning Board will keep moving forward with asking the appropriate questions, such as screening, decommissioning plans and such.

With there being no further business, Member Rossetti made a motion, seconded by Member Poltenson and carried unanimously to adjourn the Regular Meeting at 8:20PM.

Respectfully submitted,
Lisa Beeman, Clerk