

**TOWN OF MANLIUS  
PLANNING BOARD MINUTES  
April 10, 2023**

**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, Judy Salamone and Erin Reynolds. Also, present were Attorney Jamie Sutphen and Planning Board Engineer Douglas Miller.

In-Person Attendees: Andy Melka, Jeremy Arts and Ed Keplinger

Virtual Attendees: Grazi Zazzara, David Neuman, Juliet, W. Linhart, Dave Tyler, Bernardo Urdaneta, Doug Warden, Denise Santucci, Mallory Smith

The Pledge of Allegiance was recited.

**Minutes**

Member Rossetti made a motion, seconded by Member Kelly and carried unanimously to approve the minutes of March 27, 2023.

**Time: 6:31PM: Horizon Solar Power and Catalyze Energy – 33 Boston Post Road W., Suite 220, Marlborough MA 01752**

**Discussion – Subdivision, Site Plan and Special Use Permit**

**4.25 MW Solar Array – 7869 Peck Road, Kirkville, NY -Tax Map # 042.-01-32.1**

Andy Melka was present and spoke on behalf of the Applicant. He showed the Board an updated rendering of the project.

The Board thanked the Applicant for making the effort and updating the project the way the Planning Board recommended.

At the Planning Board meeting on February 27, 2023, the Planning Board declared itself Lead Agency for purposes of 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.

Member Beecher made a motion, seconded by Member Salamone and carried to issue a Negative Declaration under SEQR and authorized the Chairman to sign the short form EAF. Member Rossetti voted no.

Attorney Sutphen reminded the Board of the Special Permit Criteria questions with the Planning Board and stated that this is only a primary discussion. Will the project have an adverse effect on adjacent lands, the immediate neighborhood or on the character of

the community is the ultimate question.

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? And are there any conditions? The Board said yes and the conditions are the location of the poles, but it seems to have been mitigated with the new plan.
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? The Board said yes.

The Special Use Permit for a Solar Array located at 7869 Peck Road by Horizon Solar Power & Catalyze Energy; with the following conditions: the SWPPP being approved by the Engineer; the Special Use Permit is good for 15 years from the date of completion; 1 year to pull a Building Permit; project shall be completed within 3 years of pulling the Building permit. The Applicant shall comply with all the requirements (*on file in the Planning and Development Office*) of the Onondaga County Planning Board; the decommissioning plan shall be approved by the Town Attorney and a cash deposit shall be deposited by the Applicant with the Town and lastly the project is subject to Engineering review as it pertains to the decommissioning plan.

Member Kelly made a motion, seconded by Member Rossetti and carried unanimously to hold a Public Hearing on May 8, 2023 at approximately 6:35PM.

**Time: 6:56PM: Icon Companies, LLC – 344 South Warren Street, Syracuse, NY 13202 - 2nd Presentation – Site Plan – 4600 Enders Road, Manlius, NY 13104 Tax Map # 117.2.-01-04**

Jeremy Arts and Ed Keplinger were present and spoke on behalf of the Applicant. Grazi Zazzara was present via Zoom. Mr. Arts stated that there will be 18 apartments and an existing office space.

Member Salamone made a motion, seconded by Member Kelly and carried unanimously to hold a Public Hearing on May 8, 2023 at approximately 6:35PM.

**Time:7:10PM** – Member Poltenson entered the meeting.

**Time:7:19PM: Discussion – Planned Unit Development (PUD)**

The Planning Board Members had a discussion regarding the Planned Unit

Development (PUD) and the following is a list of items that they discussed:

1. The Planning Board is in agreement with the idea of developing legislation for PUDs in the Town.
2. The Planning Board is satisfied with the referrals to the Planning Board as outlined in the PUD legislation as being consistent with the duties of the Planning Board as outlined in the Town Zoning Code.
3. The Board supports the idea of exploring further the absolute nature of the 25-acre minimum requirement. The Board recommends more discretionary language with respect to the acreage. There may be opportunities for PUD to be applicable to lesser acreage parcels.
4. Section 155-20.6 ( c ) and ( f ) refers to “negatively” impacting certain matters. This Board suggest the wording should be “*substantially* negatively...” .
5. Re: Section 155-20.6 (f) this Board suggests adding the words “including but not limited to” before the word “traffic” .
6. Given the timing of Planning Board vs. Town Board meetings and scheduling, the 45-day time frame referral set forth in 150-20.5 D should be extended to 60 days.
7. This Board recommends that references to the “Town Comprehensive Plan” be reconsidered, removed or modified since the proposed town comprehensive plan has not yet been adopted.

With there being no further business, Member Rossetti made a motion, seconded by Member Poltenson and carried unanimously to adjourn the Regular Meeting at 8:03PM.

Respectfully submitted,  
Lisa Beeman, Clerk