

**TOWN OF MANLIUS
PLANNING BOARD MINUTES
May 8, 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, and Erin Reynolds. Also, present were Attorney Jamie Sutphen and Planning Board Engineer Douglas Miller.

Absent: Member Salamone

In-Person Attendees: Ed Keplinger, Scott Freeman, Mr. & Mrs. David Angell, Connie & Roger Morey, Dennis Murphy, Doug Brackett, Maryjane & Don Warner, John & Kathy Bachman, Michael Tele?, Nancy Heindorf, Andy Melka, Juliet Caplinger, Perry Harvey, Mary Pat Oliker, Trae Sweatt, Joe Chiarenza Sr., unreadable name, Marilyn Hazzard, unreadable name, Chris Danaher and Joe Walcker III.

Virtual Attendees: G, Warren Linhart, Mallory Smith, Kay and Gary

The Pledge of Allegiance was recited.

Minutes

Member Rossetti made a motion, seconded by Member Kelly and carried unanimously to approve the minutes of April 24, 2023.

**Time: 6:31PM - Marilyn Hazzard – 6797 N. Manlius Road, Kirkville, NY 13082
Initial Presentation – 2-Lot Subdivision – Same Address
Tax Map # 049.-02-02.1**

Mrs. Hazzard was present and spoke on behalf of the Application. She stated that the gentleman who was previously haying the field next to her home will no longer be doing so and would like to sell the lot so it does not get overgrown.

Member Rossetti made a motion, seconded by Member Kelly and carried unanimously to hold a Public Hearing on May 22, 2023, at approximately 6:35PM.

Time: 6:35PM - Horizon Solar Power and Catalyze Energy – 33 Boston Post Road W., Suite 220, Marlborough MA 01752 - PUBLIC HEARING – 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 application.

Chairman Lupia stated that SEQR and the Special Use Permit were done and approved at the meeting of April 10, 2023.

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

Member Kelly made a motion, seconded by Member Beecher and carried unanimously to Open the Public Hearing at 6:36PM.

Mr. Melka stated that he would like the Board to allow this project to go forward and is available to answer any questions.

Chairman Lupia stated that the Board received a letter from Joseph Chiarenza, an adjoining neighbor and is in opposition of the project.

1. Maryjane Warner – 7857 & 7869 Peck Road – owner of the property; she believes that this is a great opportunity and solar power is the way to go.
2. Nancy Heindorf – 7815 Peck Road – she is very concerned about drainage issues, there are wetland and springs on the property; Mr. Melka stated that there is very little concrete going in on this site, there will be a little bit of concrete by the front of the road to hold the electrical pads and equipment. The posts will be on driven steel posts and will not affect the water table. The project will be closely looked at by the DEC, a SWPPP was submitted to the Town, the plan shows that there will not be any additional runoff.
3. Mike Teske – 7815 Peck Road – asked how hooking up the power to the Solar farm was going to work and where it is going to be tied into the power grid. Mr. Melka stated that National Grid will be rebuilding the lines along Peck Road and will connect in front of the Warner's house.
4. John & Kathryn Bachman – 7901 Peck Road – concerned about wetlands on the property and drainage issues; What about the abandoned house? Mr. Melka stated that the abandoned house is bank-owned and has nothing to do with this project. What happens if the panels get abandoned? Chairman Lupia stated that the Town requires a decommissioning plan/bond to be in place before any approvals are given.

Chairman Lupia asked Engineer Miller for his thoughts on the project. Mr. Miller stated that the review of the SWPPP indicates that less water will be coming from the site. 2 things to follow up with the Applicant are a demo plan and a letter from the Army Corp of Engineers stating there will be minimal disturbance.

5. Joanne Chiarenza Gagliano – 7841 Peck Road – Twin Oaks – concerned about the visual impact of the solar panels; is there any vegetative plantings planned, she would like to see more screening. Mr. Melka stated that the solar panels will be a single axis tracking system and at the highest the panels will be 8-9 feet high.

Member Rossetti made a motion, seconded by Member Kelly and carried unanimously to close the Public Hearing at 7:06PM.

The Board tabled the project until May 22, 2023, for further information.

Time: 7:10PM - Icon Companies, LLC – 344 South Warren Street, Syracuse, NY 13202 - PUBLIC HEARING – Site Plan – 4600 Enders Road, Manlius, NY 13104 Tax Map # 117.2.-01-04

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

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

Member Kelly made a motion, seconded by Member Beecher and carried unanimously to open the Public Hearing at 7:14PM.

Chairman Lupia stated that the Board received letters of support and the project will enhance the neighborhood, from the following people: Jeffrey Dunseath – No Address, Jay Feeley – No Address, Cooper MacDonnell – 911 North Geddes Street, Sawyer Pfohl – 810 Burnet Avenue, Mike Doolittle – No Address, Tom Dellas – 4489 Red Spruce, Tim Doolittle – 4614 Red Fox, Erin Doolittle – No Address, Maxwell Moore – No Address, Lauren Doolittle – No Address, Robert Doolittle – 4838 Candy Lane, Kelly Tormey – No Address, Maura Zazzara – No Address, Taylor Horsman – Saving Face Barber Shop, Katie Feeley – 4885 Tanglewood Lane, Kristen Taylor – 8369 Vassar Drive, Connie Morey – 5120 Balmoral Drive and Roger Morey – 5120 Balmoral Drive.

1. Bob Deforest – 7878 Rolling Ridge – Speaking on behalf of his mother who lives at 21 Artisan Way – they would like more screening along the east side of property butting up to Artisan Way; has concerns about the noise that could come from the proposed Pickle Ball court, would like it moved from the south side to the northwest side of the property or eliminated; they are not opposed to the project, just have some concerns.
2. Dennis Hennessy – 4636 Glencliffe Road – approves of the project, good use of the property.
3. Mary Pat Oliker – 3 Hand Hewn Way – stated that this is a good project and is happy that the building is being refurbished.

Mr. Zazzara stated that he would be happy to add more screening along the line of homes and will enforce rules and times to play on the pickleball court.

Member Rossetti made a motion, seconded by Member Kelly and carried unanimously to close the Public Hearing at 7:29PM.

Member Kelly asked about the Fire Department access. Chairman Lupia stated the fire chief stated that he was concerned with the removal of so much pavement and would rather see pavement for 360 degrees around the building, however he did also state that that was his preference and that was what is in the plans he could get by with. Ed Keplinger stated that they can look at the Fire Code and address the issue; they can put a hammerhead turnaround in.

The Board tabled the project until May 22, 2023, for further information, to include more screening, possible relocation and hours of the pickleball court, noted on the plans and if the turnaround for the Fire Department will meet code.

Time: 7:36PM - Woodland Hills Subdivision (Hoag Lane Development)
201 Solar Street, Syracuse, New York 13204
3rd Presentation – 16 - Lot Subdivision – 5280 Hoag Lane, Fayetteville
Tax Map # 104.-01-39.2

Chris Danaher, Scott Freeman and Rudy Zona were present and spoke on behalf of the application. Mr. Danaher stated that there will be public sewer and water available to the site. There will be an HOA and an HOA lot that will deal with the stormwater detention basin. Scott Freeman stated that they reduced the onsite earthwork by 10 -15%, less cuts and fill.

The Board tabled the application for further information to include the wetland issue, the building envelopes, adjustments of pipes, buffer requirements in the Code, an updated traffic study, and a conversation with the surveyor.

Time: 8:22PM - Special Use Permit Renewal
1. George Aspinall – Aspinall’s Tree & Landscaping, LLC – 8797 Genesee
Turnpike – Tax Map # 117.-03-07.0

Chairman Lupia stated that the Board received a memo from the Code Officer stating that there were no complaints or violations on the property and he recommends approval of the Special use Permit for 7 years.

Member Kelly made a motion, seconded by Member Rossetti and carried unanimously to approve the Special Use Permit Renewal Application for George Aspinall, Aspinall’s Tree & Landscaping for a period of 7 years, to expire on May 11, 2030.

With there being no further business, Member Rossetti made a motion, seconded by Member Kelly and carried unanimously to adjourn the Regular Meeting at 8:24pm.

Respectfully submitted,
Lisa Beeman, Clerk