

**TOWN OF MANLIUS
PLANNING BOARD MINUTES
June 8, 2020**

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, and Richard Rossetti. Also, present were Attorney Jamie Sutphen and Town Engineer Douglas Miller.

Absent: Member Mento and Member Poltenson

Other persons attending the virtual meeting: Craig Nicholas, Brian Holmes, Drazen Gasic, Andrew Day, Don Hoefler, Jodi Hunt and Teddy Epstein.

Chairperson Lupia explained the procedures that would be followed for the live stream meeting. The Pledge of Allegiance was recited.

Chairperson Lupia introduced new Planning Board Member Rich Rossetti.

Minutes

Member Rossetti made a motion, seconded by Member LeRoy and carried unanimously to approve the minutes of May 11, 2020. Member Kelly abstained.

Craig Nichols - Green Lakes Lanes, 7930 E. Genesee Street, Fayetteville, 13066
Initial Presentation – Amended Site Plan – Ice Cream Window
7930 East Genesee Street, Fayetteville, NY 13066
Tax Map # 090.-01-04.0

Craig Nichols and Brian Holmes, Applicants, stated that they would like to start offering ice cream to their customers and have an ice cream window located at Green Lakes Lanes Bowling Alley. They would like a walk-up window.

Member Rossetti asked if the Site Plan that was submitted was based on a survey? Mr. Nichols said yes. Member Rossetti stated that the property is very close to Route 5 and it may be in the Right of Way. Engineer Miller said that it looks like a survey, but it is not stamped as a Licensed Survey.

Chairman Lupia asked about entering Genesee Street from a wide area. There is no particular entrance or exit from the property. Mr. Nichols said that he is correct. Member Rossetti said that there is no curbing. Chairman Lupia asked what is there to control the traffic if there are multiple entrances and exits, safety issues. Mr. Nichols said that this is the configuration of the parking lot when they bought the place, the only thing that is

different is that they are taking a little bit of the parking away and it may limit more access points.

Member Rossetti said that the problem may be that there is no drive lane in front of the building, to create a curb cut could be difficult because you cannot get to it.

Conversation ensued regarding parking on the lower level of the property.

Member Kelly and Engineer Miller asked to see a completed survey.

Chairman Lupia asked Clerk Beeman if the referral had been made to the Onondaga County Planning Board. Clerk Beeman said yes and we should hear back from them on June 10.

Attorney Sutphen said that the concern for this Board is that the State Department of Transportation is going to weigh in on this project. She is skeptical on whether or not they will approve anything that would continue allowing that open access to the parking. Once the DOT looks at the plan, they may allow it but likely will have to close the roadways/curb cuts.

After further discussion regarding the parking lot and waiting to hear from the State DOT, the Board agreed to table this application until June 22, 2020 until more information is received.

Andrew Day, Taft Solar LLC., 41 West Elm St., Suite C, Greenwich, CT 06830
Initial Presentation – Site Plan – Solar Array
6966 Taft Road, East Syracuse, NY 13057
Tax Map # 034.-01-20.1

Chairman Lupia stated that the Applicant has appeared in front of the Town Board and has received a Special Permit from the Town Board. They are in front of the Planning Board tonight for an initial presentation for Site Plan.

Drazen Gasic, LaBella Associates, Andrew Day, Source Renewables, and Don Hoefler, LaBella Associates, Applicants. Mr. Gasic told the Board that this will be a 4.35-megawatt Community Solar Array. The parcel is 37.7-acre and is currently zoned RA, there will be approximately 11,000 modules utilizing a single access tracker system; 9.7 feet in height and 6.6 feet in width. There will be an access road with clean stone fill. There will be a 6-foot-high chain link fence for security purposes and there will be new landscaping to screen the site and minimal vegetation removal.

Member Rossetti asked about easements on the property. Mr. Gasic said that there are no easements crossing the development footprint. Member Rossetti asked about the airport and what if anything the FAA had to say about the project. Mr. Gasic said they have spoken to the FAA and there are no problems with the site being where it is.

Chairman Lupia asked how many acres of the site is being used. Mr. Gasic said 17.28 acres.

Member Rossetti asked if the panels are moveable. The Applicant said yes, they will move with the sun.

After further discussion regarding materials that Engineer Miller still needs from the Applicant to move toward an approval, the Board agreed to table this application until June 22, 2020 until more information is received.

Falck Renewables, One Bridge Street, Suite 11, Irvington, NY 10533
Initial Presentation – Recommendation for Special Permit – Solar Array
5062 North Eagle Village Road, Manlius, NY 13104
Tax Map # 098.-01-15.0

Jodi Hunt, TetraTech and Teddy Epstein, Falck Renewables, Applicants, presented a slide show to the Board regarding the project. This will be a Community Solar Array.

The property is a total of 44.71 acres, the proposed solar array will take up approximately 21.3 acres and the property is currently zoned RA. There is a good amount of thick vegetative screening on site, the screening will not be taken down. The panels will be stationary and there will be a gravel access road with a small equipment pad.

Member Rossetti stated that the Board has received letters from neighbors opposing this project. He asked if the Applicant could place some stakes or flagging on the corners of the project so the Board could see the project and what it could look like from the neighbors' point of view.

Conversation ensued regarding the decommissioning plan and the lease agreements between the applicants and the property owners.

Member Rossetti made a motion, seconded by Member LeRoy , all members voted in favor except Member Kelly who voted in the negative, to give a positive recommendation to the Town Board for the issuance of a Special Use Permit. The Applicant will return to this Board for Site Plan approval at a later date. Member Kelly is opposed to this project, she believes that the project is too close to the road. Member Kelly would like more time to consider it.

Falck Renewables, One Bridge Street, Suite 11, Irvington, NY 10533
Initial Presentation – Recommendation for Special Permit – Solar Array
8507 Green Lakes Road, Fayetteville, NY 13066
Tax Map # 082.-02-15.1

Jodi Hunt, TetraTech and Teddy Epstein, Falck Renewables, Applicants, presented a slide show to the Board regarding the project. This will be a Community Solar Array.

The property is a total of 147.43 acres, the proposed solar array will take up approximately 23.4 acres and the property is currently zoned RA. There is an already existing Special Use Permit that was given by the Town Board in 2017, but the project was never built; furthermore, there was a negative declaration for SEQR for the northern portion of the site. The panels will be stationary and there will be a gravel access road with a small equipment pad. This project has clearance from the FAA.

Conversation ensued regarding the decommissioning plan and the lease agreements between the applicants and the property owners.

Chairman Lupia asked if the berm is staying on the property. Ms. Hunt said yes and a 7-foot fence will be installed.

Member LeRoy asked about a timeline for the project. Ms. Hunt said about 4 months, give or take.

Member Rossetti made a motion, seconded by Member LeRoy and carried unanimously to give a positive recommendation to the Town Board for the issuance of a Special Use Permit. The Applicant will return to this Board for Site Plan approval at a later date.

OTHER BUSINESS

With there being no further business, Member Gilbert made a motion, seconded by Member LeRoy, and carried unanimously to adjourn the Regular Meeting at 8:00 pm.

Respectfully submitted,
Lisa Beeman, Clerk