

**TOWN OF MANLIUS
PLANNING BOARD MINUTES
September 27, 2021**

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: Fred Gilbert, Ann Kelly, Mike LeRoy, Arnie Poltenson, Richard Rossetti and Valerie Beecher. Also, present were Attorney Jamie Sutphen and Planning Board Engineer Douglas Miller.

Also, Present: Carson Weinand, Kate Johnson, Carlie Hanson, Ashley Champion, Andy Hart (via Zoom) Name that isn't legible.

The Pledge of Allegiance was recited.

Minutes

Member Rossetti made a motion, seconded by Member Kelly and carried unanimously to approve the minutes of September 13, 2021. Chairman Lupia abstained.

Andrew Day, Labella Associates, 41 West Elm Street, Greenwich, Ct. 06830

Discussion - Site Plan and Special Use Permit

Solar Array – 8540 Salt Springs Road

Tax Map # 100.-01-11.1

Chairman Lupia stated that the Applicant has withdrawn the Application in its entirety.

Route 5 Development Company – 540 Towne Drive, Fayetteville, NY 13066

Determination - Site Plan – Lot 15 Restaurant Building – 406 Towne Drive, Fayetteville, 13066

Tax Map # 087.-01-15.2

Kate Johnson and Carlie Hanson were in person and spoke about the project. Andy Hart spoke via Zoom. Ms. Johnson stated that the County sent a comment regarding the lack of screening around the dumpster enclosure. She stated that the problem has been fixed.

Planning Board Engineer Miller sent a letter (on file in the Planning and Development Office) to the Applicant with some outstanding issues. Ms. Hanson went over the issues with the Board and Mr. Miller.

Conversation ensued regarding walkability and parking throughout the project and Towne Center.

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 Rossetti made a motion, seconded by Member Gilbert and carried

unanimously to issue a Negative Declaration under SEQR and authorized the Chairman to sign the short form EAF.

Member Kelly made a motion seconded by Member Rossetti and carried unanimously to approve the Site Plan for Route 5 Development Company with the following conditions:

1. The Applicant is to submit a Final SWPPP
2. A letter from the DOT with the approved Lighting Plan.

CVE North America, Inc. 109 W. 27th Street, New York, NY 10001

Discussion - Subdivision/Site Plan/Special Use Permit

Solar Array - Duquid Road, Manlius, NY 13104

Tax Map # 099.-01-03

Carson Weinand and Ashley Champion were present to discuss the project.

Chairman Lupia stated that this is a Type 1 action relative to SEQR, the Board will be unable to make a decision tonight. They can however make a determination whether or not this is one Solar project or three Solar projects. He asked the Board if someone would like to make a motion.

Member Rossetti made a motion, seconded by Member Poltenson that this Solar Array application is 3 projects. Chairman Lupia asked if there was any discussion.

Member Rossetti stated that NYSEDA considers these 3 separate projects, National Grid considers these 3 projects, in the process of moving this forward, 1 or 3 doesn't make a difference, to not call it what it is a mistake.

Member Gilbert asked if it was a problem that the 3 projects are so close together. Member Rossetti said that he read the law and the law gives the Planning Board the discretion as to whether or not, Member Poltenson said saturation and read the law to the Board Members.

Member Gilbert is in favor of the motion on the table. Member Beecher is in favor of 1 project.

Chairman Lupia stated that 1 state agency has determined that this is 3 projects. If the state agency has determined that this is 3 projects then the Planning Board should consider it as 3 projects, but that doesn't prevent the Board from handling it as 1 project for Subdivision and Special Use Permit purposes.

Attorney Sutphen stated that the subdivision is one action. The special use permits could be treated as 3 separate actions. As far as SEQR is concerned, it is 1 project.

Member Rossetti modified the previous motion to say: for purposes of SEQR this is 1 project, for purposes of Site Plan and Special Use Permit these are 3 separate projects,

for purposes of Subdivision, this is 1 project; Member Poltenson seconded the motion and it carried. Member Beecher is opposed to the motion.

Member Kelly stated that she has had several people approach her with questions and concerns (on file in the Planning and Development office) about this project. She stated that the questions were sent to CVE and they responded with answers to the questions.

Executive Session

There being no further business to come before the Board, Member Gilbert made a motion, seconded by Member Rossetti and carried unanimously to adjourn regular session at 7:18pm to enter executive session to discuss pending litigation.

Member Rossetti made a motion, seconded by Member Poltenson and carried unanimously to adjourn executive session at 7:40pm.

Other Business

With there being no further business, Member Gilbert made a motion, seconded by Member Rossetti and carried unanimously to adjourn the Regular Meeting at 7:41 pm.

Respectfully submitted,
Lisa Beeman, Clerk