

**TOWN OF MANLIUS
PLANNING BOARD MINUTES
October 25, 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, William T. Adams, E. Merriam, Jeff Miller and Craig Polhamus, Matt Napierala, Michael Pettinato, Ed Keplinger, Gerry Gould and Dave Stoner.

The Pledge of Allegiance was recited.

Minutes

Member LeRoy made a motion, seconded by Member Rossetti and carried unanimously to approve the minutes of September 27, 2021.

Harrington Homes - 3848 Henneberry Road, Jamesville, NY 13078

2nd Presentation - 34 Lot Subdivision & Site Plan – Harrington Homes at

Brandywine - Brandywine off of Henneberry Road

Tax Map # 109.-02-07.1

Matt Napierala and Michael Pettinato were present, and Dave Stoner was virtual to discuss the application. Mr. Napierala explained to the Board that this is a 34-Lot Subdivision. Last time they were in front of the Planning Board the Board was concerned with the water supply and the well water service, there were several issues and concerns. Mr. Napierala showed a power point presentation. He stated that test wells were drilled and Mr. Stoner over saw the project.

Conversation ensued regarding wells, sewers, water supply and where the water is going to be discharged.

Mr. Stoner spoke in regards to the pumping tests; the water supply is adequate and should not be an issue. The wells will be more than appropriate for individual homes.

Mr. Gerry Gould, Hydrologist, spoke about the background of the bedrock in the area; he is concerned about the wells/depths. (*memo on file in the Planning and Development Office*). Concerns about protection of the water.

Member Rossetti asked if this subdivision is approved and half-way through development, the lots are dry and when drilling the well, no water is there, what is done

then? Mr. Gould said you could possibly drill deeper, but if you dig deeper you could run into sulfur, you could treat that water.

Chairman Lupia stated that the Board is still missing a few items needed to keep the project moving. They are as follows: The final sewer approval from the County and the final SWPPP. Mr. Napierala said that they were hoping to get direction from the Board about the well source and water; the engineering plans need to be caught up, as far as stormwater; the plans need to be cleaned up a bit as far as, grading plan, the road profiles did not change.

Per the Applicant, the Board tabled the application until November 22, 2021, to give them more time to complete information regarding the project.

Keplinger Freeman Associates - 6320 Fly Road, East Syracuse, NY 13057
2nd Presentation – Site Plan and Subdivision – New Dental Office – 8195
Cazenovia Road, Manlius, NY 13104 Tax Map # 114.00-01-15.10

Ed Keplinger and Craig Polhamus were present to discuss the application. Mr. Keplinger explained to the Board that since the last meeting more parking has been added to the plan. Lot A will have 57 parking spaces and Lot B will have 20 parking spaces.

Jeff Miller, owner of the Millstone Building, spoke about the number of cars on a daily basis at the Millstone Building. He stated that there are about 18 cars per day on average. Conversation ensued regarding cars and parking.

Mr. Keplinger stated that he received a memo (*on file in the Planning and Development Office*) from Engineer Doug Miller regarding the new dental office earlier in the day and would like to go over it with the Board tonight.

Member Rossetti asked Engineer Miller if there was a need to do a SWPPP for each lot. Engineer Miller said that it was his recommendation to do a joint SWPPP for both lots.

The Board tabled the application until the November 8, 2021, meeting.

William T. Adams – 7145 Ferstler Road, Kirkville, NY 13082
Initial Presentation – 2 Lot Subdivision – 7063 Ferstler Road, Kirkville, 13082
Tax Map # 042.-01-21.1

William Adams was present to discuss his project. Mr. Adams told the Board that he would like to subdivide the 2 lots that he bought at auction.

Chairman Lupia stated that in order to meet the Town Code for Road Frontage. Mr. Adams said yes, he was already informed that he would have to go to the ZBA for variances.

Chairman Lupia stated that Lot 1 will need a Road Frontage Variance and a Lot Area variance. Lot 2 will need a Road Frontage variance.

The Board sent the Applicant to the Zoning Board of Appeals for 3 variances.

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 was present to discuss the project.

Chairman Lupia stated that in the Town of Manlius there is a statute relative to saturation, it's the 1-mile radius from any existing Solar Array.

Member Rossetti made a motion, seconded by Member Poltenson and carried. Member Rossetti said that these 3 solar arrays are so well hidden that the 1-mile radius should not be an issue and the solar arrays will not adversely affect the character of the community. Member Kelly recused herself.

Attorney Sutphen reviewed Part 2 of the EAF with the Board and the Board agreed that the action would have no, or a small impact on the environment. The EAF was filled out accordingly. Conversation ensued regarding the animals and wildlife in the area, like the brown bat. Member Kelly recused herself.

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

Member Rossetti is concerned about what the Town will get out of these solar projects, the PILOT Agreement (payment in lieu of taxes) and the Community Host Agreement are ways for the Town to get money. He asked why the Planning Board was approving these projects before the Board knew what the agreements dictated. The answer was it was none of his business, its between the Town Board and the Applicant. Member Poltenson stated that the Town Board has decided that the PILOT will be negotiated by OSIDA, and we have nothing to do with setting the rates or terms, it's out of the Planning Boards hands. Chairman Lupia said that he has been informed by the Town Board Attorney that there is an agreement in place, and they have come to terms, the agreement is extremely favorable to the Town of Manlius and although we don't know the details, it is none of the Boards business.

Lot 1 – is not affected by this application.

Lot 2 is as follows: Attorney Sutphen reviewed the Special Permit Criteria with the Board. Will the project have an adverse effect on adjacent lands, the immediate neighborhood or on the character of the community is the ultimate question and these are the questions the Board must answer:

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? The Board said yes.
 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.

Member Beecher made a motion, seconded by Member Poltenson and carried to approve the Special Use Permit with the following conditions: The Special Use Permit is good for 15 years to expire October 25, 2036; The applicant has 1 year to pull a building permit; the project must be completed 2 years from the date of the issuance of the building permit. Member Kelly recused herself.

Lot 3 is as follows: Attorney Sutphen reviewed the Special Permit Criteria with the Board. Will the project have an adverse effect on adjacent lands, the immediate neighborhood or on the character of the community is the ultimate question and these are the questions the Board must answer:

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? The Board said yes.
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.

Member Rossetti made a motion, seconded by Member Beecher and carried to approve the Special Use Permit with the following conditions: The Special Use Permit is good for 15 years to expire October 25, 2036; The applicant has 1 year to pull a building permit; the project must be completed 2 years from the date of the issuance of the building

permit. Member Kelly recused herself.

Lot 4 is as follows: Attorney Sutphen reviewed the Special Permit Criteria with the Board. Will the project have an adverse effect on adjacent lands, the immediate neighborhood or on the character of the community is the ultimate question and these are the questions the Board must answer:

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? The Board said yes.
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.

Member LeRoy made a motion, seconded by Member Rossetti and carried to approve the Special Use Permit with the following conditions: The Special Use Permit is good for 15 years to expire October 25, 2036; The applicant has 1 year to pull a building permit; the project must be completed 2 years from the date of the issuance of the building permit. Member Kelly recused herself.

Member Poltenson made a motion, seconded by Member Rossetti and carried to approve the Subdivision Map date April 23, 2021 (*please see the resolution attached*) for Lots 2, 3 and 4. Member Kelly recused herself.

Member LeRoy made a motion, seconded by Member Gilbert and carried to approve the Site Plan (*please see the resolution attached*) for Lots 2, 3, and 4. Member Kelly recused herself.

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 8:46 pm.

Respectfully submitted,
Lisa Beeman, Clerk

**IN THE MATTER application of CVE US E15
MANLIUS, LLC, CVE US E16 MANLIUS WEST, LLC,
and CVE US E14 MANLIUS NORTH, LLC**

For

**Site Plan Approval and Special Permit Pursuant
to Chapter 155, Section 155-12 and 155-27 of the
Town of Manlius Code and Subdivision pursuant
to Chapter 127 of the Town of Manlius Code**

**Resolution for recommendation
on Special Permit, Site Plan
Approval and Subdivision
Approval**

The PLANNING BOARD OF THE **TOWN OF MANLIUS**, in the County of Onondaga, State of New York, met in regular session at the Town Hall in the Town of Manlius, located at 301 Brooklea Drive in the Village of Fayetteville, County of Onondaga, State of New York, on the 25th day of October at 6:30 p.m. and the following were present, namely:

Joseph Lupia, Chairperson

Fred Gilbert, Member

Ann Kelly, Member

Valerie Beecher, Member

Mike LeRoy, Member

Richard Rossetti, Member

Arnie Poltenson, Member

The following resolutions were moved, seconded and adopted with the following vote:

yes Joseph Lupia, Chairperson

yes Fred Gilbert, Member

recusal Ann Kelly, Member

yes Valerie Beecher, Member

yes Mike LeRoy, Member

yes Richard Rossetti, Member

yes Arnie Poltenson, Member

WHEREAS, CVE US E15 MANLIUS, LLC, CVE US E16 MANLIUS WEST, LLC, and CVE US E14 MANLIUS NORTH, LLC (collectively the “Applicants” or the “Companies”), have applied to the to construct a 15 MW (AC) ground-mounted solar energy system on 89.2 acres of a vacant 240.8-acre parcel in a Restricted Agriculture (RA) zoning district requiring Special Permit, Site Plan Approval and Subdivision Approval for division of the parcel into four new lots. There will be three proposed solar array areas, one each on proposed Lots 2, 3, and 4 and each enclosed by a chain with the entire solar energy system will have 35,256 panels and provide 15 MW of energy. The three separate Solar arrays on land intended to be subdivided into separate off of tax map number 99-1-3 being 240+/- total acres in the Town, and as more particularly described in the Application of the Applicant dated February 10, 2021, and as thereafter modified and supplemented (collectively all three solar farms hereinafter referred to as the “Project”).

WHEREAS, the Planning Board has been reviewing the Project and has held public hearings on both the Site Plan Application, Special Permit Application and Subdivision Application, and said Public Hearings have been completed and Closed;

WHEREAS, there was a delay in processing the Applications while the Town Board considered a moratorium on the construction of solar farms in the Town;

WHEREAS, the Town Board ultimately determined not to impose a moratorium and indicated that the Planning Board was in the best position to determine the size, scope and

placement of solar farms in the Town under the existing Solar Photovoltaic Energy Systems Law (the "Solar Farm Law");

WHEREAS, this Board determined at its October 11, 2021 Planning Board meeting that the Project does, in fact, consist of 3 separate Solar arrays, and

WHEREAS, this Board made a SEQRA determination with respect to this Project dated October 25, 2021, and determined that the Project had no significant negative environmental impacts, and therefore issued a negative declaration, and

WHEREAS, in order to make determinations on Site Plan, Special Use Permit and Subdivision, this Board, must as a threshold matter, make a determination as to whether the concerning the saturation of the solar arrays pursuant to Solar Farm Law, Section 155-27.2D.3.b.[19] which states:

Saturation. In considering whether to issue a special use permit, the Planning Board shall consider the proximity of similar large solar energy systems to the one being proposed. In no event shall an LSES be placed within one mile of an existing LSES, without specific findings by the Planning Board that such placement does not adversely affect the community character of the surrounding properties.

NOW THEREFORE This Board make the following findings and determinations:

SOLAR ARRAY SATURATION:

Findings:

The Project consists of three nominally separate solar farms that are within one mile of each other;

1. This Board has carefully considered the "Saturation" issue and for the reasons and findings set forth below and in its SEQRA determination, is of the opinion that the close proximity of the three solar farms to each other does not adversely affect the community character of the surrounding properties, and, in fact, their placement together will have less of an environmental impact than if they were separate project being a mile separated from one another;
2. The development of solar/renewable energy in the Town is a high priority of the Town Board without data and should be encouraged by the Planning Board and is based on the Town Board's recent decision to forego a moratorium on solar farms, it being the strong policy of the Town to encourage the development of renewable energy in the Town, under the right circumstances and the proper environmental review;

3. The three separate solar arrays which are part of this Project are nominally three separate projects and therefore, per Town Code and are required to be one mile apart unless the Board determines with findings that such one-mile separate is not required. In this case, they are owned by common ownership, will be developed by the same contractor, will be operated as one 11.5-megawatt operation and from all appearances will look like one large solar farm;
4. The purpose of the Saturation provision in the Town Code is to ensure, as best as possible, that solar farms do not dominate one neighborhood by being placed at intervals that are too close together and are viewed on both sides of residential developments;
5. The Project site is largely rural or institutional (F-M School) with no residential properties that will be visually impacted by the Project;
6. The fact that the Project is consolidated into one area is actually a positive environmental consideration in this case since if all three solar farms were spread out it would have the potential of impacting more residential neighborhoods;
7. The natural woodland surrounding the Project site provides natural screening to the neighboring properties and the conditions set forth in the site plan will reduce any impacts on the neighborhood, and in fact, the arrays are for all intents and purposes invisible to nearby properties.
8. Based on these findings, the Planning Board has determined that the community character of the neighborhood will not change by the Project and the goals of the Town to encourage renewable energy development will be met by the Project.
9. Through a Payment in Lieu of Taxes and through a Host Community Agreement, the Companies will provide much needed revenue to the Town that would not be provided had the properties remained vacant and undeveloped.
10. NYSERDA has determined that it supports the three separate arrays as, for community solar, 5 megawatts is the largest an array can be, but where several are in close proximity the goal of the community solar is achieved.

Determination:

NOW, THEREFORE BE IT RESOLVED, that the Planning Board hereby determines that:

The close proximity of the three solar farms to each other does not adversely affect the community character of the surrounding properties, and, in fact, their placement together will have less of an environmental impact than if they were separate projects being a mile separated from one another. Further, for the same reasons as set forth above, the proximity of

the Townsend/North Eagle Village solar array project does not demonstrate that is project adversely affects the character of the Community.

SPECIAL USE PERMIT:

Findings:

Whereas, the solar arrays on each of lots 2, 3 and 4 require its own Special Permit, the Special use criterion as set forth in the Town Code is hereby reviewed and as to each of the Lots it is determined as follows, and

Whereas, this Board has reviewed the OCPB determination of May 12, 2021, with respect to the Project;

Whereas, this Board issued a negative SEQRA declaration for the Project;

Whereas each and every finding and determination heretofore set forth in this resolution is incorporated herein;

Whereas the Special use criterion as set forth in the Town Code is hereby reviewed and as to each of the Lots it is determined as follows:

Lot 2:

1. Is the community protected from traffic congestion conflicts, flooding and excessive soil erosion, unnecessary noise, lighting and odors, wasteful energy use and other forms of pollution? YES.
2. Does this plan protect the community from inappropriate design and other matters of scenic and aesthetic significance? YES
3. 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? YES
4. Can any adverse impact be mitigated with compliance with reasonable conditions? YES, conditions are set forth in this approval.
5. Does the project conform with the Towns Planning Objective? Yes, This supports the Town Board objective of supporting renewable energy in a responsible way.

Determination:

Considering the within findings, this Board finds that Solar array as proposed on Lot 2 will not have an adverse effect on adjacent lands, the immediate neighborhood, or on the character of the community, and the Special Permit is therefore Granted, with the following conditions:

- a. All conditions of the Subdivision Approval granted as part of this application are complied with;
- b. The applicant shall fulfill all requirements of Site Plan approval as herein granted;
- c. The Special Permit and use allowed pursuant thereto shall be for a term of fifteen (15) years from the date the Certificate of Completion is issued from the Town for the Project. Nothing herein shall in any manner limit the Town's right to enforce any condition at any time in the case of Non-compliance.
- d. Applicant shall have one year from the date hereof to pull building/construction permit from the Town, and the applicant shall complete the project within two years after pulling the permit, at which time the Certificate of Completion is issued.
- e. The applicant shall comply with all requirements of the Host Community Agreement as entered into between the Town Board and the Applicant.
- f. This Board accepts the modification of the OCPB referral of May 12, 2021, as a condition of this approval as follows: the applicant must contact the New York State Department of Transportation to coordinate requirements for the existing driveway on East Seneca Turnpike, in order to satisfy commercial driveway standards, which will require paving the portion of the driveway in the state right-of-way. To further meet Department requirements, the applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) to the Department for review and any mitigation required shall be complied with.
- g. The decommissioning plan for the array shall be approved by the Town Attorney and a cash deposit for the decommissioning shall be deposited by the Applicant with the Town.

Lot 3

- 1. Is the community protected from traffic congestion conflicts, flooding and excessive soil erosion, unnecessary noise, lighting and odors, wasteful energy use and other forms of pollution? YES.
- 2. Does this plan protect the community from inappropriate design and other matters of scenic and aesthetic significance? YES
- 3. 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? YES
- 4. Can any adverse impact be mitigated with compliance with reasonable conditions? YES, conditions are set forth in this approval.
- 5. Does the project conform with the Towns Planning Objective? Yes, This supports the Town Board objective of supporting renewable energy in a responsible way.

Determination:

Considering the within findings, this Board finds that Solar array as proposed on Lot 3 will not have an adverse effect on adjacent lands, the immediate neighborhood, or on the character of the community, and the Special Permit is therefore Granted, with the following conditions:

- a. All conditions of the Subdivision Approval granted as part of this application are complied with;
- b. The applicant shall fulfill all requirements of Site Plan approval as herein granted;
- c. The Special Permit and use allowed pursuant thereto shall be for a term of fifteen (15) years from the date the Certificate of Completion is issued from the Town for the Project. Nothing herein shall in any manner limit the Town's right to enforce any condition at any time in the case of Non-compliance.
- d. Applicant shall have one year from the date hereof to pull building/construction permit from the Town, and the applicant shall complete the project within two years after pulling the permit, at which time the Certificate of Completion is issued.
- e. The applicant shall comply with all requirements of the Host Community Agreement as entered into between the Town Board and the Applicant.
- f. This Board accepts the modification of the OCPB referral of May 12, 2021, as a condition of this approval as follows: the applicant must contact the New York State Department of Transportation to coordinate requirements for the existing driveway on East Seneca Turnpike, in order to satisfy commercial driveway standards, which will require paving the portion of the driveway in the state right-of-way. To further meet Department requirements, the applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) to the Department for review and any mitigation required shall be complied with.
- g. The decommissioning plan for the array shall be approved by the Town Attorney and a cash deposit for the decommissioning shall be deposited by the Applicant with the Town.

Lot 4

1. Is the community protected from traffic congestion conflicts, flooding and excessive soil erosion, unnecessary noise, lighting and odors, wasteful energy use and other forms of pollution? YES.
2. Does this plan protect the community from inappropriate design and other matters of scenic and aesthetic significance? YES
3. 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? YES

4. Can any adverse impact be mitigated with compliance with reasonable conditions? YES, conditions are set forth in this approval.
5. Does the project conform with the Towns Planning Objective? Yes, This supports the Town Board objective of supporting renewable energy in a responsible way.

Determination:

Considering the within findings, this Board finds that Solar array as proposed on Lot 4 will not have an adverse effect on adjacent lands, the immediate neighborhood, or on the character of the community, and the Special Permit is therefore Granted, with the following conditions:

- a. All conditions of the Subdivision Approval granted as part of this application are complied with;
- b. The applicant shall fulfill all requirements of Site Plan approval as herein granted;
- c. The Special Permit and use allowed pursuant thereto shall be for a term of fifteen (15) years from the date the Certificate of Completion is issued from the Town for the Project. Nothing herein shall in any manner limit the Town's right to enforce any condition at any time in the case of Non-compliance.
- d. Applicant shall have one year from the date hereof to pull building/construction permit from the Town, and the applicant shall complete the project within two years after pulling the permit, at which time the Certificate of Completion is issued.
- e. The applicant shall comply with all requirements of the Host Community Agreement as entered into between the Town Board and the Applicant.
- f. This Board accepts the modification of the OCPB referral of May 12, 2021, as a condition of this approval as follows: the applicant must contact the New York State Department of Transportation to coordinate requirements for the existing driveway on East Seneca Turnpike, in order to satisfy commercial driveway standards, which will require paving the portion of the driveway in the state right-of-way. To further meet Department requirements, the applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) to the Department for review and any mitigation required shall be complied with.
- g. The decommissioning plan for the array shall be approved by the Town Attorney and a cash deposit for the decommissioning shall be deposited by the Applicant with the Town

SITE PLAN:

Whereas each and every finding and determination heretofore set forth in this resolution is incorporated herein;

Now therefore,

As to each of Lots 2, 3 and 4, the Site Plans are approved with the condition that the Special Use Permit conditions are fulfilled and that all conditions of Subdivision approval are complied with,

SUBDIVISION:

Whereas each and every finding and determination heretofore set forth in this resolution is incorporated herein;

Whereas, this Board has reviewed OCPB referral of May 12, 2021, which found no significant adverse inter-community or county-wide implications;

The Subdivision Plan dated 4/23/2021, as presented, is approved with the following conditions:

The final cross access and easement agreements relating to each of the lots shall be approved by the Planning Board Attorney and shall be filed with Onondaga County Clerk simultaneously with the filing of the subdivision map;

Applicant must file the subdivision map in the Onondaga County Clerk's Office in accordance with the rules of Onondaga County and provide a copy of the stamped filed map with the Town of Manlius Department of Planning and Zoning

I, LISA BEEMAN, Town Clerk of the Town of Manlius, **DO HEREBY CERTIFY** that the preceding Resolution was duly adopted by the Planning Board of the Town of Manlius at a regular meeting of the Board duly called and held on the 25th day of October, 2021; that said Resolution was entered in the minutes of said meeting; that I have compared the foregoing copy with the original thereof now on file in my office; and that the same is a true and correct transcript of said Resolution and of the whole thereof.

I HEREBY CERTIFY that all members of said Board had due notice of said meeting.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Town of Manlius, this 25th day of October, 2021.

DATED: October 25, 2021
 Fayetteville, New York



LISA BEEMAN
Planning Board Clerk of the Town
of Manlius