

**TOWN OF MANLIUS
PLANNING BOARD MINUTES
November 8, 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: Craig Polhamus, Ed Keplinger, Melissa Clark, Jillian Blake, Chris Carrick and John Mastronardi participated via Zoom.

The Pledge of Allegiance was recited.

Minutes

Member Rossetti made a motion, seconded by Member LeRoy and carried unanimously to approve the minutes of October 25, 2021.

Keplinger Freeman Associates - 6320 Fly Road, East Syracuse, NY 13057
3rd 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 all materials that the Board had asked for at the last meeting have been turned in.

Chairman Lupia asked if anyone had gotten back to the Applicant regarding the ingress and egress to the property. Mr. Keplinger said no. Chairman Lupia stated that there was no jurat and that it cannot be filed with the County Clerk in the current state. Member Rossetti said that there was no legal description either. Attorney Sutphen stated that she spoke about this with Mr. Keplinger; he stated that he forgot to do it.

Engineer Miller had a few comments regarding the SWPPP.

Chairman Lupia stated that the Board is looking to see the modification of the ingress and egress easement and some minor changes relative to the SWPPP.

Member Rossetti made a motion, seconded by Member Gilbert and carried unanimously to hold a Public Hearing on November 22, 2021, at approximately 6:35pm.

Abundant Solar Power, LLC – 700 West Metro Park, Rochester, NY 14623
Initial Presentation – Site Plan & Special Use Permit – Solar Array – 5701 Bowman
Road, East Syracuse, NY 13057
Tax Map # 074.-01-06.1

Melissa Clark, Jillian Blake and Chris Carrick were present to speak. Ms. Clark said that a lease was signed with the Town of Manlius for 22-acres of property on the closed Landfill. This will be a Community Solar Array.

Ms. Blake, B&L Engineering, stated that there are new SEQR requirements for Solar Arrays on landfills and anything less than 25 acres, is a Type II action. Attorney Sutphen asked what the provision was regarding this. Ms. Blake said 621 and they provided information regarding it.

Chairman Lupia stated that the Board has some issues with the lease that was entered into with the Town and the Applicant; some of the terms are not appropriate. Chairman Lupia stated that the best way to possibly fix the lease is to do a modification of said lease. Ms. Blake stated that she was not involved with the lease process, Abundant Solar would have to talk about that. Member Rossetti volunteered to sit down with the Applicant to discuss the proposed modifications of the lease.

Chairman Lupia asked how many megawatts (4.35ac megawatts) and how many panels (13,546 panels).

Conversation ensued regarding bonds and the decommissioning plan.

The Board tabled the Application until further information regarding the lease is provided.

Capital Growth Bachalter – 361 Summit Blvd, Suite 110, Birmingham, AL 35243
Recommendation to Town Board for Zone Change – Minoa Dollar General –
Schepps Corners Road/Bridgeport Road
Tax Map # 047.-01-02.01

Due to a conflict of interest, Chairman Lupia recused himself and asked Member Gilbert to be Acting Chair.

John Mastronardi, Griffith Engineering, presented virtually. He stated that the Applicant would like to build a 10,640 square foot Dollar General Store. The lot is 1.97 acres which will be subdivided from a larger parcel. Site access will be from Minoa-Bridgeport Road and the proposed parking spaces is 35, but the zoning requires 81, if the project were to move forward a variance would be needed for parking.

Member Rossetti made a motion seconded by Member Beecher and carried (Chairman Lupia recused himself) to give the Town Board a negative recommendation regarding the Zone change for the Dollar General Store for the following reasons:

The Board does not recommend the CA Zone for this project with respect to the following:

- Not compatible with RA zoning surrounding it
- Master plan is in the works and the Planning Board should have it before making any zone changes

- Existing CA should not be extended past Kirkville Rd. Frontage
- The CA is the least restrictive commercial zone in the Town, and it is not appropriate for this site
- Residences are in very close proximity to this site, so it is not compatible with what could happen in CA.
- If Dollar general does not go there, it is a wide-open zone and unknown what could ultimately go there.

The following condition was also talked about: if any other zone is under consideration for this property, the matter should come back to this Board for referral.

Executive Session

There being no further business to come before the Board, Member LeRoy made a motion, seconded by Member Kelly and carried unanimously to adjourn regular session at 7:45pm to enter executive session to discuss pending litigation.

Member Rossetti made a motion, seconded by Member Gilbert and carried unanimously to adjourn executive session at 7:51pm.

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 7:52pm.

Respectfully submitted,
Lisa Beeman, Clerk