Town of Manlius

Planning Board Agenda

February 13, 2023

6:30PM

1. Zoom Meeting Instructions

   Documents:

   ZOOM PLANNING BOARD MEETING INSTRUCTIONS FEBRUARY 13, 2023.PDF

2. Pledge Of Allegiance

3. Meltwater Solar, LLC - 3402 Pico Blvd. Santa Monica, CA 90405 - Discussion/Decision - Site Plan Amendment - Solar Project - 6101 Kirkville Road North - Kirkville NY 13082 - Tax Map # 071.0-02-09.0

   Documents:

   6101 KIRKVILLE ROAD NORTH - MELTWATER SOLAR - C200 SITE LAYOUT PLAN JANUARY 2023.PDF
   6101 KIRKVILLE ROAD NORTH - MELTWATER SOLAR POI DETAIL MARKUP.PDF

4. Other Business

5. Adjournment

Town of
MANLIUS
New York

February 13, 2023

Virtual Planning Board Meeting

Instructions to attend the February 13, 2023 virtual Planning Board meeting:

The easiest way to join is to go to our website www.TownOfManlius.org and click on the link that is located on the homepage. You can also watch on our Facebook page by searching for “Town of Manlius”

Enter the meeting url web address as listed below:

https://us02web.zoom.us/j/86105017610?

Password to join when prompted:

Password: 296939

Enter your email address and name and join the meeting!

Join by telephone by dialing the number below:

1-(929) -436-2866

When prompted to enter the Webinar ID, use the number below followed by #

Webinar ID: 861 0501 7610

Press # again to skip the personal id and enter the password below followed by #

Password: 296939

GENERAL SITE NOTES

1. THE CONTRACTOR SHALL FURNISH, INSTALL, TEST AND COMPLETE ALL WORK TO THE SATISFACTION OF THE ENGINEER AND OWNER IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION; AS SUCH, THESE PLANS DO NOT COMPLETELY REPRESENT, NOR ARE THEY INTENDED TO REPRESENT, ALL SPECIFIC INSTRUCTIONS REQUIRED FOR SITEWORK CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO CONSTRUCT ALL IMPROVEMENTS DEPICTED ON THESE PLANS IN ACCORDANCE WITH ALL APPLICABLE RULES, REGULATIONS AND LAWS IN EFFECT AT THE TIME OF CONSTRUCTION.
2. THE CONTRACTOR SHALL ACCEPT THE SITE AS IS. THE CONTRACTOR SHALL ASSESS CONDITIONS, AND THE KIND, QUALITY AND QUANTITY OF WORK REQUIRED. THE OWNER AND ENGINEER MAKE NO GUARANTEE IN REGARD TO THE ACCURACY OF ANY INFORMATION THAT WAS OBTAINED DURING INVESTIGATIONS. THE CONTRACTOR SHALL: MAKE A THOROUGH SITE INSPECTION IN ORDER TO FIELD CHECK EXISTING SITE CONDITIONS; CORRELATE CONDITIONS WITH THE DRAWINGS; AND, RESOLVE ANY POSSIBLE CONSTRUCTION CONFLICTS WITH THE OWNER AND ENGINEER PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL PERFORM ADDITIONAL TOPOGRAPHIC SURVEYS IF HE/SHE DEEMS NECESSARY, PROVIDED THEY ARE COORDINATED WITH THE OWNER. ANY CONDITIONS DETERMINED BY THE CONTRACTOR THAT DIFFER FROM THE INFORMATION SHOWN ON THE DRAWINGS THAT ARE NOT BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER PRIOR TO THE START OF WORK SHALL NOT BE CONSIDERED GROUNDS FOR ADDITIONAL PAYMENT OR CHANGES TO THE CONTRACT DURATION, OR ANY OTHER CLAIMS AGAINST THE OWNER OR OWNER'S ENGINEER.
3. THE CONTRACTOR SHALL, WHEN HE/SHE DEEMS NECESSARY, PROVIDE A WRITTEN REQUEST FOR INFORMATION (RFI) TO THE OWNER AND/OR OWNER'S DESIGNATED REPRESENTATIVE, AND ENGINEER PRIOR TO THE CONSTRUCTION OF ANY SPECIFIC SITEWORK ITEM. THE (RFI) SHALL BE IN A FORM ACCEPTABLE TO OWNER AND/OR OWNER'S DESIGNATED REPRESENTATIVE, AND ENGINEER AND SHALL ALLOW FOR A MINIMUM OF THREE WORK DAYS FOR A WRITTEN REPLY. RFIS SHALL BE NUMBERED CONSECUTIVELY BY DATE SUBMITTED. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITEWORK ITEMS CONSTRUCTED DIFFERENTLY THAN INTENDED OR AS DEPICTED ON THE PLANS.
4. INFORMATION RELATED TO ELEVATIONS AND PROPOSED UTILITIES (SUCH AS ROADWAY GRADES, INVERT ELEVATIONS, RIM ELEVATIONS, GRATE ELEVATIONS, BUILDING FINISHED FLOOR ELEVATIONS, ETC.) MAY BE FOUND IN MORE THAN ONE LOCATION IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL SUFFICIENTLY REVIEW ALL PLANS, PROFILES AND ANY OTHER INFORMATION IN THE CONTRACT DOCUMENTS FOR CONSISTENCY PRIOR TO BID. ANY INCONSISTENCIES OR DISCREPANCIES THAT ARE FOUND BY THE CONTRACTOR OR HIS ASSIGNS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER IN WRITING, IN THE FORMAT OF AN RFI PRIOR TO BID.
5. THERE ARE ADDITIONAL NOTES, SPECIFICATIONS AND REQUIREMENTS CONTAINED THROUGHOUT THE PLAN SET AS WELL AS REFERENCES TO SPECIFICATIONS FROM APPLICABLE GOVERNING AUTHORITIES AND INDUSTRY STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN, REVIEW AND ADHERE TO ALL THESE DOCUMENTS.
6. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT ALL CONSTRUCTION STAKEOUT FOR THIS PROJECT MUST BE COMPLETED FROM THE SITE SPECIFIC SURVEY CONTROL (HORIZONTAL AND VERTICAL) UPON WHICH THE DESIGN IS BASED. THE CONTRACTOR SHOULD NOT RELY ON OR RE-ESTABLISH SURVEY CONTROL BY GPS OR OTHER METHODS FOR USE IN CONSTRUCTION STAKEOUT OR ANY OTHER PURPOSE FOR THIS PROJECT. ANY DISCREPANCIES BETWEEN THE EXISTING HORIZONTAL OR VERTICAL DATA SHOWN ON THESE DRAWINGS AND THAT ENCOUNTERED IN THE FIELD MUST BE REPORTED TO THE DESIGN TEAM PRIOR TO CONSTRUCTION FOR RESOLUTION.

UTILITY NOTES

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS IN A MANNER WHICH WILL NOT NEGATIVELY AFFECT ANY EXISTING USERS OF THESE UTILITIES.
2. THE LOCATION OF EXISTING ELECTRIC LINES ARE APPROXIMATE. THE CONTRACTOR MUST CONSULT THE LOCAL UTILITY COMPANIES FOR ADDITIONAL INFORMATION. ALL PROPOSED ELECTRICAL WORK, TRANSFORMER PADS, AND ASSOCIATED APPURTENANCES WILL BE IN CONFORMANCE WITH APPLICABLE LOCAL, COUNTY, STATE AND FEDERAL GUIDELINES AND REQUIREMENTS.
3. MIN. DEPTH OF COVER OVER ELECTRIC SERVICES SHALL BE TWO (2) FT.
4. PROVIDE A KNOX BOX AT EACH GATED ENTRANCE FOR FIRE DEPARTMENT USE.

ZONING COMPLIANCE TABLE (1)

Property Address(es):	6061 Kirkville Road North, Manlius, NY	
Zoning District(s):	Restricted Agriculture (R-A)	
Structure / Site Use(s):	Large-scale Solar Energy System(2)	
Item	**Required / Permitted**	**Proposed**
Minimum Lot Area	--	4,716,562.1 sq. ft
Public Sewer	40,000 sq. ft	N/A
Septic System	100,000 sq. ft	N/A
Minimum Lot Frontage		160 ft
Public Sewer	150 ft	N/A
Septic System	200 ft	N/A
Min. Front Yard Setback	50 ft	137.3 ft
Min. Side Yard Setback	50 ft	331.4 ft
Min. Rear Yard Setback	50 ft	229.0 ft

(1) Required zoning information in this table is taken from Section 155-12 of the Town of Manlius zoning code
(2) Ground-mounted Solar Energy Systems are permitted within Restricted Agriculture (R-A) District through the issuance of a special use permit.

LEGEND

EXISTING CONDITIONS	PROPOSED CONDITIONS
PROPERTY LINE	SECURITY FENCE
ADJACENT PROPERTY LINE	ELECTRICAL (OVERHEAD)
WETLAND	ELECTRICAL (UNDERGROUND)
TREE LINE	EQUIPMENT PAD
WETLAND BUFFER	PERMEABLE HAUL ROAD
	SETBACK LINE

GRAPHIC SCALE

100 0 50 100

SCALE: 1 INCH = 100 FEET

NORTH

N

CYPRESS CREEK RENEWABLES
P.O. BOX 173 : LATHAM, NY 12110

LANGAN
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One North Broadway, Suite 910
White Plains, NY 10601
T: 914.323.7400 F: 914.323.7401 www.langan.com

SEAL

STATE OF NEW YORK · MICHAEL J. PANEK · 091479 · LICENSED PROFESSIONAL ENGINEER

RELEASED FOR CONSTRUCTION

SEAL

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CONSULTANT

NO	DATE	REVISIONS DESCRIPTION
1.	03/24/22	REVISED PER CLIENT COMMENTS
2.	04/25/22	REVISED PER CLIENT COMMENTS
3.	05/11/22	REVISED PER CLIENT COMMENTS
4.	01/11/23	REVISED PER UTILITY PROVIDER COMMENTS

NO	DATE	REVISIONS DESCRIPTION

WARNING: IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 145 FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS ITEM IN ANY WAY.

LANGAN NO.: 130077491

PROJECT

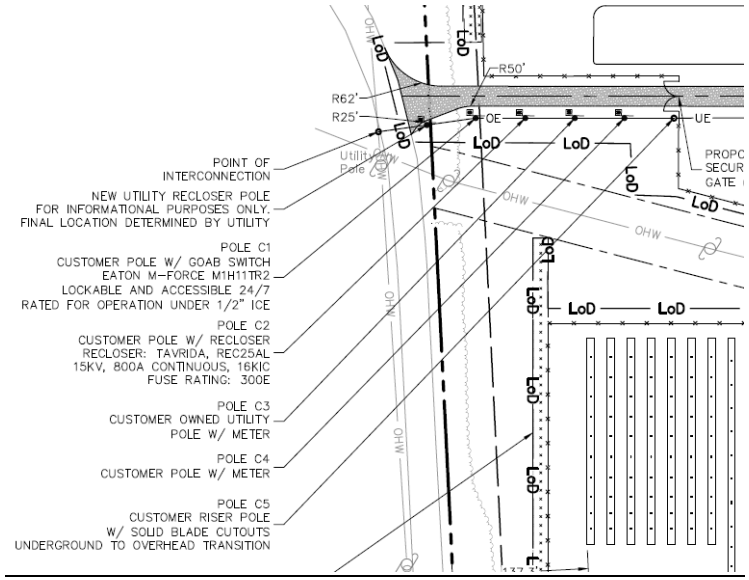
MELTWATER SOLAR, LLC
6101 KIRKVILLE ROAD NORTH
MANLIUS, NEW YORK 13082

DATE:	02/14/2022
DRAWN BY:	SS
CHECKED BY:	CZ

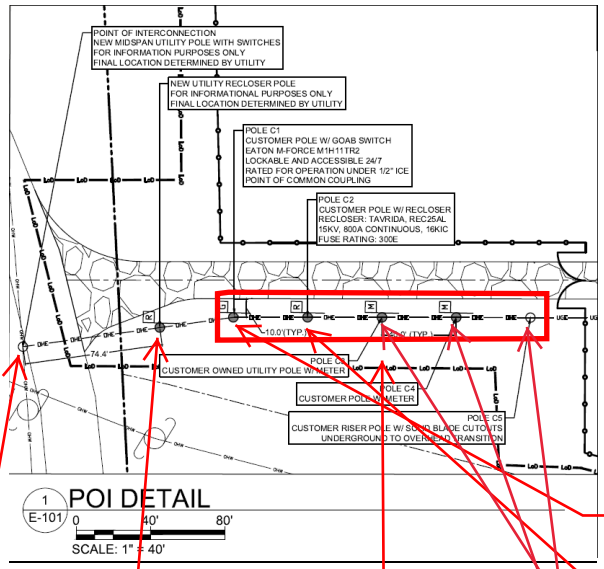
SITE LAYOUT & MATERIALS PLAN

C-200

Pre-National Grid Site Visit



Post-National Grid Site Visit



POI pole location remains unchanged.

Utility Recloser Pole location has shifted 25 ft in the eastward direction.

Pole C1 has shifted 15 ft in the eastward direction.

Pole C2 has shifted 6 ft in the eastward direction.

Pole C3 has shifted 5 ft in the westward direction.

Pole C4 has shifted 15 ft in the westward direction.

Pole C5 has shifted 25 ft in the westward direction.

Pole-to-pole spacing for these five remaining poles has changed from ~50ft to ~40ft

Note - all poles remain within the original, PB-approved "Limits of Disturbance" or "LOD" boundary (as shown in each excerpt)