

**TOWN OF MANLIUS
PLANNING BOARD MINUTES
March 13, 2017**

Approved

The Town of Manlius Planning Board met in the Town Hall at 7:00 PM with Chairman Susan Moliski presiding and the following Members were present: Ann Kelly, Mike LeRoy, Fred Gilbert, Joe Lupia and Walt Neuhauser. Also present were Attorney Timothy Frateschi and Town Engineer Douglas Miller.

Absent: Member Don Crossett.

Also Present: Mike & Ellen McGrew, Gary Billy, Tim Aherns, Jodi Hunt, P. Carey, Rick Ruggaber, Terry Horst, Neil Ondrako.

The Pledge of Allegiance was recited.

Minutes

Member Kelly made a motion seconded by Member LeRoy and carried unanimously to approve the minutes of January 9, 2017. Members Gilbert and Lupia abstained.

Member LeRoy made a motion, seconded by Member Lupia and carried unanimously to approve the minutes of February 13, 2017. Member Neuhauser abstained.

Member LeRoy made a motion, seconded by Member Lupia and carried unanimously to approve the minutes of February 27, 2017. Member Neuhauser abstained.

Tetrattech- 1200 Scottsville Rd., Rochester, New York 14624

Site Plan – Solar Farm Array – 8507 Green Lakes Road, Manlius, NY 13104

Tax Map #082.-02-15.1

Tim Aherns was there from Forefront Power along with Jodi Hunt from Tetrattech and landowner Chuck Hafner, who couldn't be at the meeting so his son-in-law, John was there.

Mr. Aherns gave a brief overview of Forefront Power. He explained that the solar array farm will be in the far left corner of the property. The entire parcel is approximately 146 acres. They are proposing 13.6 acres for this 2 megawatt project, the area will be fenced in. The project is set back off the road and shouldn't be seen from the Green Lakes Road.

Jodi Hunt from Tetrattech explained the process of choosing a site for a Solar Array Farm. The first consideration is where on a site can the project be put with the least or no environmental impact? A wetlands analysis, an endangered species analysis and a visual impact analysis and all kinds of environmental studies are done. Ms. Hunt stated that they meet or exceed all of the setback requirements according to the new solar local law.

Member Kelly asked why they chose 13.6 acres. Ms. Hunt said that their goal is to make the project as small as possible, if they can get the kilowatts out of a smaller area then that is what they will do.

Ms. Hunt stated that the project contains 2000 kilowatts, the panels are standard 8-10 feet in height, and there is a standard security fence, chain link with barbed wire along the top for security purposes. A typical access road would be 15 feet wide, compacted gravel and there will be a central inverter. There will also be a small transmitter on site. The line or the interconnection from the inverter pad out towards the street is all underground.

Mr. Aherns stated that the panels are a racking configuration and they will be stacked on each other. They are put on racks. They are fixed cells, they are not a tracking based system.

Since the projector wasn't working, Ms. Hunt said that she would email the Board the power point presentation.

The lease on the land for the project is 20 years with two 5-year extensions. The warrantee on the modules is 20 years and at that point you reassess.

Member Lupia asked to what extent is this project hazardous to wildlife. Mr. Aherns said that there is no danger to wildlife. There are no chemicals on site and they have a fence that goes around the perimeter. There can be the occasional bird that flies into the site. The panels are cool to the touch and will not harm birds.

There is a regular maintenance that is done within the facility. They show up several times during the growing season to mow the grass and trim the weeds. They do monitor the systems remotely.

Chairman Moliski asked what the longest period of time would be that someone didn't see the facility. Mr. Aherns said it could be a couple of months. He said this site is nice because of on-site presence. The home owner can call the developer if there is a problem with wildlife.

John Halsig, the land owners nephew and employee of the tree farm, told the Board that there is someone on site every day that drive the perimeter and that the longest the site will go unseen is 2 days.

The developer said that they can provide quarterly reports to the Town regarding the power output to ensure that the facility is not abandoned.

Attorney Frateschi told the Board that the Applicant is in front of them tonight because they are looking for a recommendation back to the Town Board as it relates to the environmental impact of this project and a Special Permit. Once this Board has sent a

recommendation to the Town Board and if they approve the Special Permit, the project will come back before the Planning Board for Site Plan Approval. The Site Plan is very simple.

OTHER BUSINESS

1. Eagleview Development Update

Chairman Moliski and Attorney Frateschi gave the board an update regarding the development of the Bishop Brook Subdivision. The 3 main issues are:

- A. Stormwater – Flooding down stream
- B. Blasting – The Developer & his General Contractor explained how blasting is done in a residential neighborhood.
- C. Endangered Species – The Indiana Bat and an endangered snake species that may be on the property – The developer said that he would update his plan according to the DEC.

Attorney Frateschi said that the Board is still waiting to hear back from OCWEP (Onondaga County Water Environmental Protection) regarding the capacity of the Sewer System can handle the 16 new lots. We are also waiting to hear from OCWA (Onondaga County Water Authority) to hear if the water system can handle 16 new lots.

Member Gilbert asked if we generally contact the schools regarding situations like this. Attorney Frateschi said no not usually, it's not an issue we need to talk about under the SEQR process. Chairman Moliski said that she called the Superintendent of the schools and he said that the impact right now is only on one school, Enders Road, K-4. That school cannot take any more students, any new students would have to go to Mott Road or Fayetteville Elementary. The Middle School and High School will have no problem.

2. Fremont Plaza Update

Terry Horst from Maxian and Horst was there representing the applicant.

She stated that because of budget constraints, the applicant would like to reduce the addition from 60' to 30', reduce parking spaces from 20' long to 19' and add a 22' wide drive isle to the project.

The Board collectively agreed that the amendments to the Site Plan are not significant enough to hold another Public Hearing.

With that being said, Member Kelly made a motion, seconded by Member Lupia and carried unanimously to approve the Amended Site Plan as proposed on the application prepared by Maxian & Horst for the: Fremont Plaza; 1 page drawing includes Building Addition & Parking Improvements dated 12-17-17 with a revision date of 03-07-17.

With there being no further business, Member Gilbert made a motion, seconded by

Member LeRoy and carried unanimously to adjourn the Regular Meeting at 8:02 pm.

Respectfully submitted,
Lisa Beeman, Clerk