

**TOWN OF MANLIUS
PLANNING BOARD MINUTES
May 8, 2017**

Accepted

The Town of Manlius Planning Board met in the Town Hall at 7:00 PM with Acting Chairman Fred Gilbert presiding and the following Members were present: Ann Kelly, Don Crossett, Mike LeRoy and Walt Neuhauser. Also present were Town Attorney Frateschi, Town Engineer Douglas Miller and Randy Capriotti, Director of Codes Enforcement

Absent: Chairman Moliski

Also, Present: Ellen & Mike McGrew, Daniel Bennett, Sal Zavaglia

The Pledge of Allegiance was recited.

Minutes

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

Member Neuhauser made a motion, seconded by Member Crossett and carried unanimously to approve the minutes of April 10, 2017.

Member Kelly made a motion, seconded by Member LeRoy and carried unanimously to approve the minutes of April 24, 2017.

Daniel Bennett – Preliminary Plan Review - Solar Panels – Collamer Road, East Syracuse NY Tax Map # 037.-02-03.1

Acting Chairman Gilbert stated the item on the agenda is for solar panel array and the applicant is asking for a recommendation to the Town Board for a Special Use Permit.

Daniel Bennett is representing the applicant and is also a qualified solar installer. The proposed solar system is to be installed on Collamer Rd., E. Syracuse Tax Map # 037.-02-03.1 on land owned by Sal Zavaglia (the son).

The entire property is 168 acres and the solar panels will be in the back of the property. Mr. Bennett stated 3 reasons for choosing the back portion of the land: 1. The solar array will not be seen from the road or by any neighbors; 2. This section would not be good for any agricultural use due to poor soil quality; and 3. The applicant will be able in the future if he wishes to develop the front section. This section of the land is about 900 feet from the road and will cost the company a bit more for the driveway and power lines due to the distance. The entire array will take up 160 acres of land.

Member Lupia asked if it is 900ft from Collamer Rd. how far is to Fremont Rd. Mr. Zavaglia (the son) answered that it is close to 900ft. Randy Capriotti, Director of Codes Enforcement stated according to his calculations it will be about 860 to 870 off Fremont Rd.

Mr. Bennett stated the closest set back from the side line will be 80ft. to the property line that is owned by Sal Zavaglia (the Father) instead of the required 50ft and the set back on the other side is about 1800ft and about 1500ft in the back.

Member Neuhauser asked about the decommission of the site, will there be anything left on the property at that time? Mr. Bennett answered potentially the driveway, in the decommission agreement with the owner he can choose if anything (like trees or driveway) are to remain. Mr. Bennett stated that the lease of the land is for 25 years with 2 ten year extensions will depend on the technology at that time. Mr. Bennett stated that nothing will be left on the land when it is decommissioned; the equipment will all be recycled.

Member Gilbert asked if the road will be gravel. Mr. Bennett answered yes.

Mr. Bennett stated being there is no town code for fencing they will install a 4ft tall wire mesh fence that will go around the perimeter of the solar array. Around the main electrical disconnects there will be according to the Electric Code of 2014 a 6ft fence. Member Kelly asked about deer getting into the area. Mr. Bennett explained the 4ft fence will allow the deer to be able to enter and exit the area with no danger to them.

Mr. Bennett stated the land will be maintained monthly and that the array can be monitored on the company's computers and phones.

Randy Capriotti, Director of Codes Enforcement, explain that his concern with the 4ft fence was kids getting into the area and being electrocuted and he was assured that there is nothing in the array that anyone could touch and be electrocuted by.

Attorney Frateschi asked the Board to confirm that they are okay with the setbacks, that the solar array will not be a problem for the neighbors. It was agreed that the Board likes the project and this is a good location for the solar array.

Member Kelly made a motion, seconded by Member Crossett and carried unanimously to make a positive recommendation to the Town Board regarding a Special Permit for the Solar Array on Collamer Road, East Syracuse Tax Map # 037.-02-03.1.

All in favor

Motion passed

Other Business

With there being no further business, Member Kelly made a motion, seconded by Member Neuhauser and carried unanimously to adjourn the Regular Meeting at 7:08pm.

Respectfully submitted,
Deborah Witzel, Acting Clerk