

**TOWN OF MANLIUS
PLANNING BOARD MINUTES
August 28, 2017**

APPROVED

The Town of Manlius Planning Board met in the Town Hall at 7:00 PM with Chairman Joseph Lupia presiding and the following Members were present: Fred Gilbert, Ann Kelly, Don Crossett, and Mike LeRoy. Also present was Code Enforcement Officer Randy Capriotti, Planning Board Attorney Timothy Frateschi and Town Engineer Doug Miller.

Also, Present: Mike & Ellen McGrew, Jodi Hunt, Bill Camperlino, Allen Olmstead. Steve & Mary Jane Trencansky, Mary Jo, Patrick Donnelly, Mike Rothman, Pam Sullivan, Mark Wallis, Don Gates, Tim Aherns, James Olmstead, Carol Hennessy, Lucy Gallery, Les Ryon, Karen & Devin McMahon, Chad Jaronski, Thomas Warnock, Christine Smith, Jon & Libby Wright, Sharon & Jerry Lindberg, Delia & Sanford Times, Art & Helen Longden, Mark Shimo, Michael & Rachel Costanz, Scott & Debbie McGrew, Catherine Caldicott, Mitchell Tiegel, Susan & Dale Marris, Michael Breslin, Sue Sobon, Loren Musolino, Norman Roth, Benita Rogers, 4 names are unreadable.

Absent: Member Walt Neuhauser

The Pledge of Allegiance was recited.

Minutes

Member Gilbert made a motion seconded by Member LeRoy and carried unanimously to approve the minutes of August 14, 2017.

William Camperlino, 1208 James St., Syracuse, NY 13203

Public Hearing - 2-Lot Subdivision – Sweet Rd. – East side of Sweet Rd; North of NYS Rte. 173

Tax Map # 108.-02-18.0

Chairman Lupia asked Clerk Beeman if the notice was properly published in the Eagle Newspaper. Clerk Beeman said yes.

With that being said, Member Kelly made a motion, seconded by Member Crossett and carried unanimously to waive the reading of the Public Hearing Notice.

Mr. Camperlino gave the Board and the audience a brief overview of the project. He owns approximately 130 acres in the Town of Manlius and he wants to subdivide one of the parcels (Lot 96) into two parcels. He has a contract that the buyer is going to assign it to the New York State Land Trust to include a permanent conservation easement on the property.

Attorney Frateschi explained that the map showed Lot 2 consisting of 60 acres and Lot 1 consisting of 19.46 acres. Attorney Frateschi asked which lot the Applicant is proposing to sell to the New York State Land Trust. Mr. Camperlino said the 19-acre lot.

Attorney Frateschi reviewed the 11 questions in Part 2 of the EAF with the Board and the Board agreed unanimously that the action would have no, or a small impact on the

environment because the two lots are still under the Protective Covenants and the 19.46 acres will be held in trust by the New York State Land Trust. The EAF was filled out accordingly.

Member Gilbert made a motion, seconded by Member LeRoy and carried unanimously to declare the Planning Board Lead Agency for SEQR.

Member Kelly made a motion, seconded by Member Crossett and carried unanimously to issue an Unlisted Action under SEQR.

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

Member Gilbert made a motion seconded by Member Crossett and carried unanimously to open the Public Hearing at 7:10pm.

1. Dennis Hennessy – 4636 Glencliffe Rd. – How many Acres are at the end of Glencliffe will remain. Mr. Camperlino said 40 acres.
2. Jerry Lindberg – Limberlost Lane – Wants to make sure that the covenants and all of the agreements that have been made on the property before this will stand going forward. Chairman Lupia said that the covenants and agreements filed with the Onondaga County Courts back in 1981 will remain in full effect on both of the parcels being divided. The covenants run with the land.
3. Karen McMahon – Glencliffe Rd. – Where is the access these parcels, assuming you are developing the land. Chairman Lupia said there is no access because there will be no development.
4. Norman Roth – Is the whole parcel in the Critical Environmental Area (CEA)? Attorney Frateschi said yes. Mr. Roth asked if this Board was the Lead Agency, Attorney Frateschi said yes. Mr. Roth also asked if there were any plans at this time, for future development of the other parcel that is not being sold to the Land Trust. Chairman Lupia and Attorney Frateschi both said that they are unaware of any plans at this time.
5. John? – 4659 Glencliffe Rd. – Would like to thank Mr. Camperlino for allowing the public to walk in the woods and sharing it with the public.
6. Sharon Lindberg – Limberlost Lane. – Seems like an equitable solution. Appreciates the person who is buying the land and who is going to turn it over to the Land Trust.
7. James Olmstead – Silverwood Dr. – just wanted to see the map to get a proper orientation.

With there being no more comments from the public, Member Kelly made a motion seconded by Member Gilbert and carried unanimously to close the Public Hearing at 7:19pm.

Chairman Lupia asked Clerk Beeman, since this project is within 500 feet of the Village of Manlius line, if proper notification was sent to the Village. Clerk Beemen said yes.

Attorney Frateschi asked if we received feedback from The Onondaga County Planning

Board regarding the project. He read the comments into the record. They are as follows:

1. The Board commends the applicant and municipality on the conservation of lands including and adjacent to critical environmental areas.
2. For future development of Lot 2, access to Sweet Road must be coordinated with the Onondaga County Department of Transportation and will be determined by the availability of sight distance.
3. The applicant and municipality are advised to ensure the following county, state, and/or federal regulation has been met prior to approving this subdivision:
 - a. Notice of Public Hearing – Per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality. Such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing.

Attorney Frateschi stated that he wanted to hear from the Public to see what they had to say to see if anything was missing so that he may draw up a resolution. Chairman Lupia asked the Planning Board Attorney to prepare a resolution that incorporates all the information from the application and the Public Hearing today and have it ready for the next meeting.

With that being said, Member Crossett made a motion, seconded by Member LeRoy and carried unanimously to allow the Town Attorney to prepare a Resolution for the next meeting.

Attorney Frateschi said that he may want to add more conditions that he would like to see on the map. He said that there is a note on the map that says the following:

“Subject to easements, rights of way, restrictions and covenants, including but not limited to:

1. Agreement by and between Allied Corporation and the Town of Manlius dated June, 1981 and recorded in the Onondaga County Clerk’s Office on November 6, 1981 in book of Deeds 2906 at Page 27: and
2. Agreement and restrictive Conditions and Covenants by and between Allied Chemical Corporation and the Town of Manlius dated June 1980 and recorded in the Onondaga County Clerk’s Office on November 6, 1981 in Book of Deeds 2906 at Page 42.

The Board decided to table the matter until the next meeting so that the Attorney can prepare a resolution.

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

Public Hearing – Solar Farm Array - 8507 Green Lakes Road, Manlius, NY 1310

Tax Map # 082.-02-15.1

Tim Aherns and Jodi Hunt were there representing Tetra Tech. They gave the Board and the audience an overview of the project. Mr. Aherns said that they have received a Special Permit from the Town Board, they are in front of the Board seeking Site Plan

approval. They stated that they are removing the barbed wire fence and replacing it with a 7ft. high black fence.

Chairman Lupia stated that he has received a letter from Jodi Hunt dated August 17, 2017 stating that she has notified all adjoining land owners within 500' of the property about the project.

Member Crossett made a motion, seconded by Member Gilbert and carried unanimously to waive the reading of the Public Hearing notice.

Attorney Frateschi stated that the Town Board already did a SEQRA review of the project for the Special Use Permit and issued a negative declaration. Most of the information reviewed by the Town Board is the same as the information before the Planning Board but since the Site Plan review is before the Planning Board, it makes sense for the Planning Board to at least review the Short EAF. Attorney Frateschi reviewed the 11 questions in Part 2 of the EAF with the Board and the Board agreed unanimously that the action would have no, or a small impact on the environment. The EAF was filled out accordingly.

Member Kelly made a motion, seconded by Member LeRoy and carried unanimously to declare the Planning Board Lead Agency for SEQR.

Member Gilbert made a motion, seconded by Member Crossett and carried unanimously to issue an Unlisted Action under SEQR.

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

Member LeRoy made a motion seconded by Member Gilbert and carried unanimously to open the Public Hearing at 7:52pm.

1. James Olmstead – Will there be any glare from the solar panels on Green Lakes Road? Town Engineer Miller said that there was a detailed analysis done and there should be no glare from the Solar Panels.
2. Mike McGrew – Limberlost Lane – The 7ft. fencing shouldn't be an issue, it is the same all over the County. And the glare shouldn't be a problem.

With there being no more comments from the public, Member Kelly made a motion seconded by Member Crossett and carried unanimously to close the Public Hearing at 7:57pm.

Chairman Lupia asked the Town Attorney to prepare a resolution in favor of the application that incorporates all the information from the application and the Public Hearing today.

With that being said, Member Crossett made a motion, seconded by Member LeRoy and carried unanimously to allow the Town Attorney to prepare a Resolution.

The Board decided to table the matter until the next meeting so that the Attorney can prepare a resolution.

With there being no further business, Member Gilbert made a motion, seconded by Member Crossett and carried unanimously to adjourn the Regular Meeting at 8:00pm.

Respectfully submitted,
Lisa Beeman, Clerk