

**TOWN OF MANLIUS  
PLANNING BOARD MINUTES  
February 13, 2023**

**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: Ann Kelly, Arnie Poltenson, Richard Rossetti, Valerie Beecher, Judy Salamone and Erin Reynolds. Also, present were Attorney Jamie Sutphen and Planning Board Engineer Douglas Miller.

In-Person Attendees: None

Virtual Attendees: Bernardo Urdaneta, Doug Warden and Samsung SM-A526U.

The Pledge of Allegiance was recited.

**Minutes**

Member Rossetti made a motion, seconded by Member Salamone and carried unanimously to approve the minutes of January 23, 2023.

**Time: 6:31PM - Meltwater Solar, LLC – 3402 Pico Blvd, Santa Monica CA, 90405**  
**Discussion/Decision – Site Plan Amendment – 5 Mega-watt -Solar Project**  
**6101 Kirkville Road North – Kirkville, NY 13082**  
**Tax Map # 071.-02-09.0**

Bernardo Urdaneta and Attorney Doug Warden appeared virtually to discuss changes to the project. Mr. Warden stated that National Grid had some concerns regarding the point of interconnection. One of the poles will be moved 25' back and no other poles will be added. Mr. Urdaneta stated that National Grid asked to relocate a pole to the outside of the town right of way. The remaining 5 poles will also be shifted to maintain an equal distance among the 6 poles in total. The pole distances will be 40' instead of 50'.

Chairman Lupia is of the opinion that the poles will look like an eyesore. He asked why the poles and cables cannot be put underground and why are there not more efforts to put these poles and cables underground. Mr. Urdaneta stated that National Grid requires at least some of the poles be above ground for maintenance purposes. He also stated that all the cables inside the fenced in area are underground.

Member Beecher stated that the point of interconnection is the most visible spot.

Member Poltenson is concerned about the dead trees and agrees with Member Beecher about putting everything underground. He would like the applicant to dig a trench and put the cables underground.

Attorney Warden stated that this request came from National Grid and they do not have

much control in how they connect to the underlying grid and doesn't know if they have the ability to do so pursuant to their interconnection agreements with National Grid.

Members Rossetti and Beecher would like to see documentation from National Grid stating that the poles and cables have to be above ground or below ground. Mr. Urdaneta said that he will contact National Grid about documentation.

The Board is in agreeance that the poles and cables should be underground.

Member Rossetti asked if a decommissioning plan has been signed yet? Mr. Urdaneta said not yet and it will likely be a 15-year bond. Attorney Sutphen stated that she is not sure a bond will be acceptable, she will speak to Town Attorney Tim Frateschi about this. They will submit the information to the Town Attorney for approvals.

The Board tabled the Site Plan Amendment until more information is obtained from National Grid.

**Time: 6:47PM - Other Business**

Chairman Lupia updated the Board on a couple of old projects.

1. The Animal Sanctuary on Woodchuck Hill Road has been withdrawn.
2. Pauli Drive (Hunters Ridge) – The project has been in limbo with the Board for over a year. A letter was sent to the Developers of the project stating that they have 60 days to get back on the calendar or the project will be null and void and a new application will have to be submitted. Engineer Miller stated that he has had phone calls with Bob Caron (Hunters Ridge Development) about the project and they do wish to continue, they will update the plans and come back before the Board.

With there being no further business, Member Rossetti made a motion, seconded by Member Poltenson and carried unanimously to adjourn the Regular Meeting at 6:49pm.

Respectfully submitted,  
Lisa Beeman, Clerk