

**TOWN OF MANLIUS  
PLANNING BOARD MINUTES  
November 14, 2022**

**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, Edmond Theobald and Judy Salamone. Also, present were Attorney Jamie Sutphen and Planning Board Engineer Douglas Miller.

In-Person Attendees: Elizabeth Bough Martin, Melinda Kopp, LaShawnda Guiffrida, Andy Melka, Maryjane Warner, Donald Martin, Cheryl and Chris Demers, Subhash Das and Jim Wood, PE.

Virtual Attendees: Julie Merola, terry, Warren Linhart, Tom Poitras, David Tyler, Grazi Zazzara, Ebun Oguntola, Fayetteville Elementary, Neil Tierson, no name, Todd Konifka, Robert Schwanke, Alison Sczerbaniewicz and John Beecher.

The Pledge of Allegiance was recited.

**Minutes**

Member Rossetti made a motion, seconded by Member Kelly and carried unanimously to approve the minutes of October 24, 2022.

**Time – 6:31PM - Discussion – Village of Chittenango Mayor regarding Megnin Farms**

Member Beecher recused herself from this project due to a conflict of interest – she lives in the neighborhood and is opposed to the project and cannot be objective as a planning board member.

Mayor Bough Martin stated that this discussion is based on the Chittenango Sewer District and the project tying into the sewer and the capacity of the sewer. She asked the Board not to approve the project until they know that the Village of Chittenango is on Board with tying into the existing sewer.

The Board thanked Mayor Bough Martin for speaking to the Board and they will take her comments into consideration.

**Time – 6:50PM - Grazi Zazzara Jr. – 344 S. Warren Street, Syracuse, NY 13202  
Zone Change Recommendation to Town Board – Eastern Hills Bible Church - RA  
to RM – 4600 Enders Road, Manlius, NY 13104  
Tax Map # 117.2-01-04.0**

Mr. Zazzara appeared virtually to speak about the project. He stated that he would like to use the building as Apartments and a light Commercial use. He has already had

conversations with the Town Board about the Zone Change and believes that RM is the proper zoning for this property.

Member Rossetti asked Mr. Zazzara about what the final use of the property will be. There are concerns about lot coverage, setbacks, etc. Mr. Zazzara said that there will be no changes to the exterior of the building, all changes will be made inside. They can probably fit between 15 and 18 apartments and a couple thousand square feet of commercial space.

Conversation ensued regarding the RM Zoning and the Residential characteristics of the RM Zone. Member Rossetti is of the opinion that this building does not meet the standards of the RM Zone.

The Board would like Attorney Sutphen to review the modification of the new RM Zoning before a decision is made. The Board decided to adjourn the project until November 28, 2022, for further review.

**Time – 7:02PM - Horizon Solar Power and Catalyze Energy – 33 Boston Post Road W., Suite 220, Marlborough MA 01752 - Initial Presentation – 4.25 MW Solar Array 7869 Peck Road, Kirkville, 13082 - Tax Map # 042.-01-32.1**

Andy Melka was present and spoke on behalf of the Applicant. Mr. Melka stated that this will be a 4.25-megawatt Community Solar Array on 25 acres of land. These are single-axis tracking systems and meets all the required setbacks. Roads, including a turnaround, are all 20 feet. He stated that the site is already well screened but they will be adding additional screening (6-foot trees) along the southern boundary. The entire Solar Array will be fenced in with a 10-foot fence.

Member Beecher asked about the “utility poles” being placed underground. Engineer Miller stated that it would be the preferred method by the Board to have the poles underground. Mr. Melka said that he has seen that and it is quite the cost to do so. Mr. Melka stated that he would look into it.

Conversation ensued regarding the number of Solar Arrays in the Town of Manlius and how many arrays does the Town want to allow.

Engineer Miller stated that the Board should be aware of the following: This Solar Array appears to be an Accessory Use to an existing building and the Code does not allow that. A subdivision may be needed, although if a subdivision is done, 2 flag lots will be created and they will be non-conforming, therefore, a variance for road frontage maybe be needed as well.

Member Theobald made a motion, seconded by Member Rossetti and carried unanimously to declare the Town of Manlius Planning Board Lead Agency for SEQR.

Member Beecher made a motion, seconded by Member Poltenson and carried unanimously to declare this a Type 1 action under SEQR.

The Board adjourned the matter until further information is received.

**Time – 7:39PM - Dennis Flynn – 7418 Kirkville Road, E. Syracuse, NY 13057**

**Special Use Permit Renewal - Dog Boarding – Same Address**

**Tax Map # 055.-01-10.2**

Chairman Lupia stated that the Board received a memo from the Code Enforcement Officer stating that there have been no complaints or violations on the property and he recommends a renewal of the application.

Member Rossetti made a motion, seconded by Member Poltenson and carried unanimously to renew the Special Use Permit for a period of 7 years set to expire on November 1, 2029.

With there being no further business, Member Rossetti made a motion, seconded by Member Salamone and carried unanimously to adjourn the Regular Meeting at 7:44pm.

Respectfully submitted,  
Lisa Beeman, Clerk