**Town of Manheim**

**Planning Board**

**RESOLUTION \_\_\_\_\_\_of 2023**

**Dated: December 5, 2023**

**RESOLUTION APPROVING THE SITE PLANS AND ADOPTING**

**THE SITE PLAN REPORT, ADVISORY OPINION AND RECOMMENDATIONS**

**TO THE ZONING BOARD OF APPEALS ON THE SPECIAL USE PERMIT**

**APPLICATION FOR NATIONAL GRID’S SUBSTATION PROJECT**

MOTION made by , seconded by

**WHEREAS,** Niagara Mohawk Power Corporation d/b/a National Grid (“National Grid”) has submitted an application to the Zoning Board of Appeals for a special use permit for the relocation of the existing Inghams Substation to a 35.6-acre lot north of Cemetery Road and east of Snells Bush Road in the Town of Manheim (the “Site” or “Manheim Station”); and,

**WHEREAS,** the relocation is considered necessary, as the existing substation is located within the FEMA 100-year flood zone, in a location prone to flooding and erosion and this relocation would ensure reliability and service for the approximately 2,000 customers in the surrounding area that are served by this electrical distribution asset; and,

**WHEREAS,** site of the proposed Manheim Substation is located in an AG-60 Zoning District within the Town of Manheim; and,

**WHEREAS,** in connection with National Grid’s application for a special use permit the Planning Board is required by the Town of Manheim Zoning Ordinance (the “Zoning Ordinance”) to perform a site plan review and provide a Site Plan Report containing an advisory opinion and recommendation to the Zoning Board of Appeals; and,

**WHEREAS,** the Planning Board, as part of its Site Plan Review of the Project, held a public hearing on November 28, 2023 at which it received public comment regarding the proposed use and site plan; and,

**WHEREAS,** the Planning Board has undertaken a thorough review of the proposed site plans, has taken into consideration public comments, and has requested additional information and requested changes be made to the originally proposed site plan; and,

**WHEREAS,** the Planning Board has reviewed the revised Site Plans dated November 3, 2023 and additional information submitted by National Grid and has found that the Site Plans meet the requirements of the Zoning Ordinance; and,

**WHEREAS,** the Planning Board has prepared a Site Plan Review Report and Advisory Opinion for the Zoning Board of Appeals in connection with National Grid Special Use Permit Application,

**Now Therefore Be It RESOLVED,** that the Planning Board does hereby determine that the revised Site Plans dated November 3, 2023 meet the requirements of the Zoning Ordinance; and,

**Be It Further RESOLVED** that the Planning Board hereby approves the revised Site Plans dated November 3 2023; and,

**Be It Further RESOLVED** that the Planning Board hereby approves and adopts the Site Plan Review Report and Advisory Opinion dated December 5, 2023 prepared for the Zoning Board of Appeals in connection with the National Grid Special Use Permit Application; and,

**Be It Further RESOLVED** that the Chairman of the Planning Board is directed to cause the Site Plan Review Report and Advisory Opinion dated December 5, 2023 prepared for the Zoning Board of Appeals in connection with the National Grid Special Use Permit Application to be sent to the Zoning Board of Appeals; and,

**Be It Further RESOLVED**, that the Clerk of the Planning Board is directed to send a copy of this Resolution and a copy of the Planning Board's Site Plan Review Report and Advisory Opinion dated December 5, 2023 prepared for the Zoning Board of Appeals in connection with the National Grid Special Use Permit Application to the Zoning Board of Appeals and to the Applicant.

Roll Call Vote:

Robyn Cadwell, Chairperson Aye Nay Abstain\_\_\_

David Corbett Aye Nay Abstain\_\_\_

Sharon Baisley Aye Nay Abstain\_\_\_

William Timmerman Aye Nay Abstain\_\_\_

Dominick Porco Aye\_\_\_ Nay\_\_\_ Abstain\_\_\_

IN WITNESS WHEREOF, I have affixed my name as secretary on this \_\_\_ day of December, 2023.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Carrie Rockwell, Clerk/Secretary