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P.O. Box 193
LaFayette, NY 13084
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Date: April 16, 2019

Time: 7:00 pm

Location: LaFayette Town Offices

Planning Board Meeting

Meeting called by: LaFayette Planning Board

Chair: Brad Bush, Acting Chairman

Secretary: Sue Marzo

Attendees: **Planning board members: Brad Bush, Jerry Marzo, Barb Laskey, Rick Markoff, Sue Marzo, Secretary,** absent Jim Nakas

Jeff Brown, Town Counsel

Christine Keenan, Chair of Zoning Board, Lauren Monaghan, Bohler Engineering representative for McDonald's Corp., Ralph Lamson, Codes Officer, Paul Blust, Evan Blust

Minutes

- Agenda Items:**
1. Approval of April 16, 2019 minutes
 2. SEQR – Case #1-2019 – Application by Cypress Creek for a specific use permit for a solar farm located at 3660 Apulia Rd. Jamesville, NY 13078, east side ¼ mile north of Palladino Road in an Ag/Residential District (Tax Map No. 006.-03-01.3)

Discussion:

Welcome and SEQR analysis. This is an application for a specific use permit. Agenda should read East side of the road. Zoning is AR. Complete this SEQR. Mark was asked to walk us through. We need to approve the April 16 minutes. Stand as written. Brad 1st, Jerry 2nd, all others in favor as written.

Mark Chambers – Sunday I provided the board with part 2 and 3 of the EAF with the reviewing the documents that were provided. Filled out what he thinks is the correct answer but this is from his review and the way that he feels the boxes should be checked. Impacts are taxed, environmental impacts, through process to assist in coming up with the responses. Questions are welcomes throughout the SEQR process. Met with fire dept LaFayette and Jamesvill that they will review the site plan. Also met with John Greeley, Highway Supt.

#1 was a yes because of the size of the project.

Project 12-16 week project.

Erosion control consideration of erosion and the need to be a NYS DEC permit. Developers need to get that.

#2

No geological features of concern

#3

Yes we do have adjacent wetlands that have to be a concern during the project. 100 year elevations that will be encroached upon.

Jim Nakas – is that a detention basin? During a storm event you will have a puddle of water. We create it for a little while.

Delineated land from State to Federal. Physically accurate depiction of wetlands.

Jim # of panels 18,000 approximately

Actual pole racking could be less. Cypress Creek

NYS DEC gave some guidance on solar panels. The size of the solar panels, the width of them you have to have that same width between the panels. 20 or 22 ' and panels are 6' 6" so there is plenty of space between the two. Jeff noted it is two separate sites, 9,000 per property Cypress

Use of pesticides wildflower pollinators native wildflowers. There is a maintenance schedule. Keep some of the invasive species. Non toxic bio degradables in some cases vinegar to avoid some of the weeds. After four years there is not much of a need for continued maintenance. It will maintain itself in time. Won't require monthly or weekly maintenance of the grass field. Jim stated potential for polluting ground water. Mark infiltration basin that will be directed into one location.

#4

Covered enough in #3 above.

#5

Because of construction in the flood plains. Low or small impact DEC doesn't see that as an increase in area.

#6

Checked as yes but more likely should be no. Exhaust from equipment, once constructed you will not have emissions issues. Board concurred that it should be no.

#7

Yes because of the location of where the project is is a habitat for the Indiana bat once the trees are cleared that habitat won't exist. DEC allows that habitat to be removed but only through certain timeframes. When they come back they will habitat elsewhere. Jim Nakas long nosed bat no impact on those species. Located 5 miles from site and there are local habitats they can move to.

#8

Yes the Town of LaFayette protection plan. They are taking farmland out of production Jim Nakas. Agriculture to non agricultural. It is an AG district per Mark Chambers.

Cypress reviewed the town code. This project is considered temporary project. Once the panels are removed, the land is considered rejuvenated.

#9

Yes. There is nothing to compare it to since there are very little solar applications in the Town.

Residential homes are the only applications. There are no other solar farms in town.

How many homes would view be impacted 10-15 maybe a few more per Ralph Lamson.

Cypress there will be a vegetative buffering and they will see trees from their homes instead of panels.

Existing trees and landscape plan will be evergreens and white pines staggered between the trees douglas firs or blue spruce to fill out. 25' deep populate with enough trees.

Erin Sullivan pointed out her home on the map shown by Cypress. This will be going to ZBA for specific use permit and back to Planning for site plan before Public hearing per Jeffr Brown.

#10

Yes. There is not historial resources on site. There is one that is adjacent. Jim Nakas strongly suggest Shippo we didn't once. Development on Jamesvill Reservoir. That it was an archeological area. Jim suggests to assure there is no archaological. Cyupress advised that these agencies will be performing test.s Initial Shippo letter and also asked for confirmation and it has not been received yet.

#11

Yes. It is not aprk but it is open land. Concur that this should be changed to no

#12

No

#13

Very little traffic once up and running

#14

No

#15

Yes

Jim Nakas made to absorb light and can also reflect light would that justify a yes in this case.

Cypress we are aware at nighttime don't want visual pollution of light. At night does not have any a\rificial light. There will not be that impact. It is the frame the way they are positioned and oriented towards the south. The sun would bounce off the aluminum frames where someone might fly over. Homes that would be on the hills and would have to be pretty high up with a view of the panels and they are not ware of any such situations.

Jim asked if there is any way to prove that. SGHGT is something the FAA is studied at airports. It should be included in the package if not, they can provide it. Quick analysis on the top of these hills that could suffer some ill affects and what can be done to fix that.

Ralph is that aluminum painted. Cypress stated no. Why not painted reduce the # of artificial contaminants, etc. paint. Aluminum would attract more light.

#16

Yes

Trigger is use of pesticides. Small impact once system is up and going this risk is minimal.

#17

No

Is there a comprehensive plan in the town. Is there reference to view shed. Jeff Brown.

#18

Yes

Due to the fact that it is the 2nd solar farm. Small impact.

Jim Nakas – when they asked for school district but it is Jamesville school district but it is in Town of LaFayette.

Jeff Brown – Is there an opportunity to give informal public comment. It is not formal public comment. Erin Sullivan is the most impacted by the project. It is deeply upsetting to us. 3 weeks ago courtesy that the farmer made no attempt to tell us. We have lived there 5 years. Beautiful view. We are not against solar energy. We are very upset losing our beautiful view. It is very disappointing. Just trying to play catchup and is a lot to take in. What is the anticipated leadtime? Paul Baltzersen for 17 years on Ransom Rd. Renting on Apulia 1 miles south of the project. Pesticides he is a fly fisherman and worried about. He is concerned and would like to do landscaping without pesticides. We have that concrete plant 65mph by my house. Where is the access road if it is on Apulia or Palladino. He is concerned about safety.

Cypress Creek showed resident access roads. After construction there will not be any traffic going in and out. When is project starting. More likely early next year 2020. There is a tree clearing window. There is a chance it could be later this year. The SWEP permit that is intended to show that the water flow will not change. They would hire a local landscaper whoever is hired they'll have their own ideas. Pollinators, native wildflowers. Very much understand the concerns and they are invested harmonious with the community. Maybe for her household 10% is not a huge benefit. Community benefit packages there are ways we can contribute to the community. Benefits for the school. Panels for students. We are open to ways that these other things should be done for the community.

Part 3

Wetland permitting has to go through DEC, Army Corp, County Permit need to be gotten. No significant impact on environment. Mark Chambers recommends that determination be made. Jim asked when board should vote on this. Jeff - Low profile nature of the project onsite activity. Mark Chambers to the agencies and have not got any objections to Planning Board being lead agency. We declared our intent to become lead agency.

Motion to declare board lead agency.

Rick Markoff, Jerry Brown all other members in favor.

Public Hearing at the ZBA at June's meeting for specific permit. Then Planning Board would do a Public Hearing in July or August for controlled site plan. Notices will go out to all neighbors.

Referral for County Review. Ralph Lamson stated yes that will happen. Not normally done until Public Hearing has been scheduled. In the next week or two they will send it to the County.

Brad Bush thanked Mark Chambers for the thorough explanation of the SEQR document.

Motion was made to adjourn by Rick Markoff, Second by Brad Bush, all other board members present were in favor.

Meeting adjourned at 7:55 pm.

Respectfully submitted,

Sue Marzo
Planning Board Secretary

