

2577 US Route 11
P.O. Box 193
LaFayette, NY 13084
www.townoflafayette.com



Planning Board Meeting

Date: July 21, 2020

Time: 7:00 pm

Location: LaFayette Town Hall

Meeting called by: LaFayette Planning Board

Chair: Brad Bush, Chairman

Secretary: Sue Marzo

Attendees: **Planning Board members: Chairman Brad Bush, Jerry Marzo, Barb Laskey, Rick Markoff**

Jeff Brown, Town Counsel, Ralph Lamson, Codes Officer, Jackie Roorda, Town Clerk, , Colin Cleghorn, Janet Cleghorn, Michelle Sally, Gregory Cleghorn, Chris Fischer, Matthew R. Napierala, Elie Schecter, Jessica Marquard

Agenda Items:

1. Pledge of Allegiance
2. Approval of June 23, 2020 Planning Board minutes
3. **Case #2-2020-PB**

Application of Greg & Colin Cleghorn for a Subdivision of 32.74-acre existing lot into four (4) proposed lots. Each to have a single-family home with a separate water and septic systems. The property is located on the west side of LaFayette Road, approximately 400 ± feet south of Bull Hill Road and the LaFayette Road intersection. Current use is zoned Agricultural/Residential.
(Tax Map No. 006.-01-10.0)

4. **Case #3-2020 -PB** **SKETCH HEARING**

Application by C2 Energy Development, LLC for a Specific use permit and Controlled Site Approval for a solar farm. The proposed project is situated at the rear of an existing agricultural field at Sentinel Heights Road, LaFayette, NY 13084, less than 1 mile south of Bull Hill Road (East of Tennessee Gas Pipeline Properties) located in an Ag/Residential District. The proposed project will be screened on the North, South and West by existing vegetation, proposed vegetation is to screen the project along Sentinel Heights Road. It is consistent in nature with the nearby utilities such as communications and gas transmission facilities, as well as other nearby solar projects. Upon completion, the proposed project will generate approximately 5000 KW of renewable power to the existing electrical grid via an interconnection point on Sentinel Heights Road.

(Tax Map No: 025.-03-05.1)

Discussion:

Chairman Bush welcomed all attendees and opened the meeting with the Pledge of Allegiance.

Motion was made by Rick Markoff, second by Jerry Marzo to approve minutes from June 23, 2020 Planning Board Meeting as written. All Board members present were in favor.

Case #2-2020-PB

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Mr. Cleghorn is proposing a subdivision of 4 lots for his parents, his wife's parents, his brother, and his family. Bill Camperlino originally had a subdivision planned with 8 lots that was not approved. They have the property under contract and are trying to decide if they want to purchase or not. They want to know if the 4 lots would be approved by the Board. Matt Napierala is working with them and has a lot of the history on the site. Curb cuts would be reduced from 8 to 4.

Chairman Bush stated that this property has been before the Board before and did not favor well. He said they had some hurdles to overcome.

Attorney Brown asked if the applicants have reviewed the Town's subdivision regulations. This falls under a minor subdivision track. Septic and site line of one driveway may be of concern. Mr. Cleghorn stated there was angst on the previous request for cramming a bunch of houses and further development. There was opposition but this is a totally different proposal. Attorney Brown asked if they had talked to neighbors for any opposition to the project. The applicants have not sought out neighbor's input on the project yet.

Chairman Bush asked Codes Officer Ralph Lamson for comment. He stated they need to get septic and highway approvals. He stated they will have to worry about setbacks from the wetlands.

Attorney for the Cleghorns added that there are two parcels. They have no plans for the back parcel. The plan is to keep it separate but not part of that subdivision. He asked if the Board would prefer it be wrapped up in a lot.

Ralph Lamson stated that they cannot landlock the back parcel. Applicant's attorney stated that they can add it to Lot #1. Matt Napierala stated that it was not landlocked as an easement allows access.

Attorney Brown inquired if the 2nd parcel was on the map and they stated it was not.

Attorney Brown asked about the location of the houses. Mr. Cleghorn stated that they have not yet mapped out the buildable areas or located the houses. They have a good idea but have not picked the ideal locations yet.

Attorney Brown advised them to provide more information for better result. Onondaga County Health Department approval of septic location is the gold standard. If the lots are greater than 5 acres, you will not need subdivision approval but individual lot approval. Conditional approval could be made ideally applicants would get County approval first.

Ralph Lamson asked if the Board wanted to schedule a public hearing.

Attorney Brown stated we must have Onondaga County Planning Board comments, completed application and short form SEQR submitted prior to a public hearing.

Applicants are concerned with County Health Department and DOT approvals and not sure they would be ready in August.

Chairman Bush said we could motion for a public hearing and cancel if the applicants advise they are not ready.

Motion to schedule a public hearing was made by Rick Markoff, second by Jerry Marzo. All Board members present were in approval.

Chairman Bush advised the applicants that septic and driveways must be approved and wished them well with their application.

Case #3-2020 -PB

SKETCH HEARING

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(Tax Map No: 025.-03-05.1)

Elie Schechter representing C2 Energy Corp advised the Board that they have been working on this project for a while and have final agreement with the landowner. They also have an interconnection agreement with National Grid. He advises that this is going to benefit the residents of LaFayette and the greater Syracuse area by providing lower energy costs.

Jessy Marquard on behalf of C2 Energy Corp spoke and advised that the project is planned for Sentinel Heights Rd. north of the high point next to the Tennessee gas line located 700' back. There will be 33 acres within the fence line; approximately 1/3 of the lot. They will be removing some trees in the middle to make room for the arrays. They are avoiding any wetlands on the site. The road is on existing grade. There will be a 7' chain link fence around. There is a rapid release gate for safety. Currently there is no signage. Proposed signs are included in the packet. They will be planting 100 trees to buffer the west side.

Rick Markoff asked if there was any limit on how many people can sign on to receive the energy. Elie Schechter stated the State's community solar tariff has a 5 mg limit. That electrical grid can accommodate both solar projects confirmed by National Grid.

Elie Schechter said the panels will have anti reflective coating absorbing 93% of glare. White paper research reveals 18 airports reported that the glare is minimal. Brad Bush asked if the panels were stationary or trackers. These are trackers per Elie Schechter. Ms. Marquard stated that the roadway will be gravel reinforced with pervious road product. Detail is in the application. The surface allows for heavy vehicle use.

Chairman Bush asked Attorney Brown for any stipulations per the previous solar applications. Attorney Brown advised the applicant that a PILOT is required. Three entities include County, School District and Town. These can be handled collectively or through County IDA. Attorney Brown advised applicants that County IDA has worked well with other projects.

Attorney Brown asked applicants if they had contacted Town Engineer, Mark Chambers. He advised next step is coordinated review under SEQR. We would want the Town Engineer to confirm that the application is complete. Jessy Marquard advised that County Planning approval and Mark Chambers have been contacted.

The Planning Board is comfortable being SEQR lead agency

**RESOLUTION UNDER THE STATE ENVIRONMENTAL QUALITY REVIEW ACT
RELATIVE TO DECLARING THE INTENT TO BE LEAD AGENCY**

WHEREAS, pursuant to Article 8 of the New York State Environmental Conservation Law, as amended, and the regulations of the New York State Department of Environmental Conservation promulgate thereunder (collectively "SEQR"), the Planning Board of the Town of LaFayette, Onondaga County, New York (the "Board"), has reviewed the SEQR Full Environmental Assessment Form (EAF) Part 1, prepared by C2 Energy Development, LLC ("Applicant"); and

WHEREAS, the Board is required to make a determination with respect to the environmental impact of any "action" (as defined by SEQR) to be taken by the Board (the "Action"); and

WHEREAS, the Action contemplated is the construction of a community solar facility to be located within the Town on Sentinel Heights Road, less than 1 mile south of Bull Hill Road and east of the Tennessee Gas pipeline properties; and

WHEREAS, pursuant to SEQR, the Board determines that said Action is classified as a Type 1 Action and is subject to review and approval by other involved agencies; and

WHEREAS, the Board determines that it is the most appropriate agency to ensure the coordination of this Action and will provide written notifications to involved agencies, for the purpose of conducting a coordinated review and making the determination of significance thereon under SEQR.

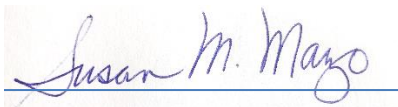
NOW, THEREFORE,

BE IT RESOLVED by the Board as follows:

1. [The Board hereby declares its intent to be designated as the Lead Agency for this Action; and
2. The Town Engineer is directed to provide notice hereof to the involved and interested agencies, seeking their agreement (or objection thereto) in writing. Such notice shall be provided on or before **August 21, 2020**, or if the Applicant's application is incomplete, within thirty days of the Town Engineer declaring the application to be complete.

The above resolution was offered by Rick Markoff and seconded by Jerry ~~Marzo~~ at a meeting of the Planning Board held on Tuesday, July 21, 2020. Following discussion thereon, vote was taken and recorded. All Board members present were in favor.

I, Susan ~~Marzo~~, Secretary of the Board, do hereby attest to the accuracy of the above resolution being acted upon and recorded in the minutes of the Town of LaFayette Planning Board for the July 21, 2020 meeting.

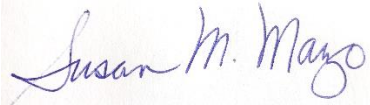


Susan M. Marzo

Elie Schecter asked about possibility of being on agenda for ZBA next week. Attorney Brown said time is required for coordinated review. When that is complete, a public hearing can be set. Next step is for the applicant to reach out to Mark Chambers, Town Engineer.

Motion was made by Rick Markoff, second by Jerry Marzo to adjourn. All Board members present were in favor. Meeting adjourned at 7:34 pm.

Respectfully submitted,

A handwritten signature in blue ink that reads "Susan M. Marzo". The signature is written in a cursive style and is set against a light-colored, slightly textured background.

Susan M. Marzo
Planning Board Secretary

