

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



## Zoning Board of Appeals Meeting

Date: July 28, 2020

Time: 7:00 pm

Location: LaFayette Town Hall

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**Meeting called by:** LaFayette Zoning Board of Appeals

**Chair:** Christine Keenan

**Secretary:** Sue Marzo

**Attendees:** Zoning board members: Anita Miner, Mike Vilardi, Mike Stiner

Jeff Brown, Town Counsel, Sue Marzo, Secretary, Ralph Lamson,  
Codes Officer, Jackie Roorda, Town Clerk, Elie Schechter, C2 Energy,  
Stan Szuba, property owner

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### *Minutes*

- Christine Keenan opened the meeting with the Pledge of Allegiance and introductions
- Motion was made by Mike Stiner, second by Anita Miner to approve the minutes of June 2, 2020. All other Board members present were in favor.

**Agenda Items:****Case #4-2020-ZBA****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 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: 025.003-05.1)

**Discussion:**

Elie Schechter representing C2 energy spoke on the proposed community solar project on Sentinel Heights Rd. owned by Stan Szuba. The sale of the energy is meant for the greater LaFayette area at a reduced rate. National Grid has reviewed for capacity and they have given positive feedback and interconnection agreement is complete. The next step is to appear before Planning and Zoning Boards to get the necessary permits.

Elie Schechter explained the layout of the property and had a map for display. Impacts of glare are being addressed. Solar panels are tracking from east to west. They will be less than 12' high which is the maximum height. The interior will have some electrical gear. Utility poles will be erected near the street.

Christine Keenan asked about the size of the parcel. The applicant stated that the solar area will be approximately 20-25 acres. The overall parcel is 130 acres per Stan Szuba.

Christine Keenan asked about road frontage. The applicant stated that there will be a minimum of 50' from the road. He stated that the National Electrical Code requires a 7' fence. The access drive will be off Sentinel Heights Road and will make a T to the electrical area. There will be emergency signage and the main gate will have contact info. Ms. Keenan asked about lighting. The application stated there will be no lighting.

Mike Stiner inquired about the trees on the property. Mr. Schechter said there are trees to the north and south and they will be planting additional trees as a buffer. Mr. Stiner mentioned the resident across the street who had concerns about the last solar farm that was approved with stipulations on glare.

Christine Keenan asked about the length of the lease. Mr. Schechter stated that the system will be operational for 25 years with extension provisions.

Mike Stiner asked about end of service decommissioning. Mr. Schechter said that they would be responsible to dismantle racks and remove panels, fencing, etc.

Christine Keenan stated that the application would need to be contingent on decommissioning. Mr. Schechter mentioned that there are provisions for 3 (5) year extensions. The tariff exists for 25 years. Extension provisions are there so if the market is there, they may extend the tariff.

Mr. Schechter said if extended, they could keep the racking but may improve the panels as technology incrementally becomes more efficient. Option exists to replace all the panels or be ½ as efficient and keep them to avoid costs of new panels.

Christine Keenan inquired about battery storage. Mr. Schechter stated there are no plans at the present but in the future if it makes economic sense.

Mike Stiner asked about start date. Mr. Schechter said they would like to begin next Spring. There are timeline incentives to work with ZBA and Planning before the end of the year to receive New York State incentives.

Anita Miner asked about the projection for residents to get the discount. Mr. Schechter said it is a 10-15% savings.

Attorney Brown asked about the status of the PILOT. He recommended going through the IDA. It was recommended the applicant speak to Town Assessor Sherry LaVancher. Attorney Brown suggested the applicant should prepare a brief narrative on how this application complies with the specific permit requirements of Section G of the Town's solar siting. He advised that past approvals required the energy discount be offered to Town residents first. He asked the applicant how that works. Mr. Schechter stated that they have a partner that will work with the marketing channels. They have done door to door sales and there are also affinity groups. Attorney Brown suggested it could be put in the Town Newsletter.

Attorney Brown informed the ZBA that the Planning Board agreed to serve as lead agency for SEQR and that they have begun coordinated review. That will take 30-60 days and then once completed a public hearing can be set.

Chairwoman Keenan advised that DOT must approve the site entrance. Mr. Schechter said there is an existing site entrance. Mike Stiner said the driveway was near the old garage. Elie Schechter said it might be further south. Stan Szuba said the garage had been removed.

Attorney Brown said that the Onondaga County Planning Board had some comments, including DOT concerns. Applicant needs to talk to Tennessee Pipeline per Christine Keenan. Elie

Schechter stated that they do not need an encroachment permit. Applicant will reach out to Tennessee Gas and Pipeline at the request of Chairwoman Keenan.

Mike Stiner asked if they were leasing the entire parcel or just the 20-25 acres for the solar project. Mr. Schechter advised that the lease is limited to the 25 acres for the solar project.

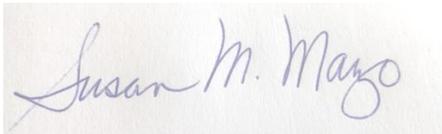
Anita Minerd asked if there would be any damage to the panels in the event of a gas leak from the pipeline. Mr. Schechter said they have no concerns if this should happen.

Attorney Brown stated that an email will be sent to Board members advising of the Public Hearing. There would be two Public Hearings one for Planning and one for ZBA.

Motion was made by Mike Stiner, second by Anita Minerd to adjourn. All Board members present were in favor.

Meeting adjourned at 7:22pm.

Respectfully Submitted,

A handwritten signature in blue ink that reads "Susan M. Marzo". The signature is written in a cursive style and is positioned above a white rectangular background.

Sue Marzo  
Zoning Board Secretary

