

MINUTES
LEWIS COUNTY PLANNING BOARD
June 17, 2021

- (1) **Call to Order:** Chairman Petersen called the regular meeting of the Lewis County Planning Board to order at 2:30 PM in the conference room on the 2nd floor at the Lewis County Court House, Lowville, New York. Roll call was requested by Mr. Petersen.
- (2) **Roll Call:** Board Members Present: Tim Petersen, John Lehman, Donald Cook, Eric Virkler, and Tim Hunt. Staff Present: Casandra Buell, Director of Planning and Community Development and Lauryn Tabolt, Planning and Community Development Intern. Public Present: Nick Altmire, LinkingLewisCounty.com and Kevin Hughes.
- (3) **Reading and Approval of Minutes:** The draft May 20, 2021 meeting minutes were received. Mr. Lehman motioned to approve the minutes; Mr. Hunt seconded the motion, which carried unanimously.
- (4) **Correspondence and Communication:** Ms. Buell reviewed two (2) Adirondack Park Agency (APA) notices that were received. The first notice was for a Notice of Application Approval/Permit Issuance for Stephen Malone, Gerald Mooney and Constance Mooney in the Town of Lyonsdale. The second communication was an APA Public Hearing Notice for a variance requested by William and Sheila Saroodis in the Town of Grieg. A question was raised as to what the variance was for. Ms. Buell advised the board that the variance involves a second story addition to a pre-existing single-family dwelling. No further comments or concerns were made.
- (5) **Report of Officers:** None
- (6) **Report of Special Committees:**

239-M Review

Ms. Buell read the following review:

TOWN OF DENMARK PLANNING BOARD

Special Use Permit to construct 18 additional cabins within the property boundaries of Carlowden Country Club to be located at 4105 Carlowden Road in the Town of Denmark.

Tax Map Parcel #125.00-01-13.300

Kevin Hughes, North County Golf – Applicant

The applicant provided the following Project Documentation: 1) Site Plan Sketch; 2) SEQR Short Environmental Assessment Form; 3) Agricultural Data Statement; and 4) Site Map.

▪ ***Compatibility with Adjacent Uses:***

According to the submitted referral, the proposed project is located on 168 acres of land owned by the applicant. This area contains mixed uses including but not limited to Agriculture, Forest and Commercial. The property is located within NYS Ag District 6 and is in the AR-1 (Agriculture, Residential, Commercial) zone. The proposed action complies

with the intent of Article IV of the Town of Denmark Zoning Law Land Use Permit Requirements under the defined use as motel/hotel or campground.

Based on the submitted site plan drawing, it appears that the project is compliant with the required Town road frontage, Town road setbacks, side yard and rear yard setbacks detailed in Article IV, Section 410 (Nonresidential Use).

According to the submitted SEAF, the applicant, Mr. Hughes, plans on constructing eighteen (18) additional cabins for twenty (20) in total. Cabins will be located on 6 acres of the proposed project site, will be between 625 sq ft and 800 sq ft in size and will meet the minimum 2500 sq ft site requirement in Article VII, Section 730. The proposed action is complimentary to current and existing adjacent uses.

- *Traffic Generation and Effect:*

The proposed action will use the existing driveway and parking lot for business egress/ingress. According to the submitted SEAF, the applicant has determined that the proposed action will not result in a substantial increase in traffic above present levels. Since the existing egress/ingress location is used for an existing business on site (golf course), the addition of twenty (20) cabins on-site should not increase traffic substantially onto the site but the flow of traffic in the parking area should be designed appropriately.

- *Protection of Community Character:*

In the submitted SEAF, the applicant notes that the project site is not a critical environmental area, archeological site, remediation site, on the national or state register of historic places or state eligible sites. As part of the review completed in March 2021, an Environmental Assessment Form (EAF) report was produced and found that the project site does contain, or is substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Registrar of Historic Places or has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places. After further review and consultation with SHPO in March, it is opinion of the Office of Parks, Recreation and Historical Preservation that no properties listed or eligible for the NYS and National Registers of Historic Places will be impacted by this project. The proposed action appears to be consistent with the predominant character of the existing built or natural landscape.

According to the submitted SEAF, the Town of Denmark Planning Board has determined that the proposed project should not be any adverse impact to the environment (Negative Declaration on minutes dated 6/1/2021).

The proposed action is supported by Chapter 3, Policy Areas 1 & 2 of the Lewis County Comprehensive Plan specifically related to the need for more year-round lodging accommodations.

- *Signage:*

The referral did not include additional signage; however, there are existing signs already being used by the current use as a golf course. If signage is added by the applicant for this proposed use, compliance with Article IX is required.

- *Drainage:*
According to the submitted SEAF, the proposed action will disturb 2 acres and will not create stormwater runoff. While the applicant submitted an SEAF noting that the proposed action site did not contain wetlands, as part of this review an Environmental Resource Map and SEAF were created and found that the subject parcel does include a Palustrine; however, the proposed action will not encroach on the identified wetlands (see attached ERM Map).
- *Parking:*
According to the site plan drawing submitted by the applicant, the proposed action will include a 20' wide road to a loop of cabins. There are no defined parking areas shown on the sketched site plan but the applicant does note that each cabin will have a driveway. According to Article VIII § 870 (M), there are 1.25 spaces required for each dwelling unit or sleeping room plus 1 space for each employee. Being that the existing use of the proposed project parcel is as a golf course, the additional employee space may be unnecessary; however, to comply with the Town of Denmark Zoning Law, the applicant should include a 450 sq ft area to the side or back of each cabin for parking.

The parking lot between the existing golf course entrance and proposed action site should be designed to accommodate the additional traffic. Signs should be added to ensure the safety of pedestrians and vehicular circulation.

- *Community Facilities:*
According to the submitted minutes, the applicant is already working on engineered septic systems for the additional cabins and there is an existing drilled well so the proposed action will not require public water/sewer. All required NYS DOH permits for this facility should be received prior to construction.
- *Lighting:*
The submitted site plan drawings noted that outdoor lighting will be added along the roadway and each cabin will also include exterior lighting.
- *Landscaping and Screening:*
The proposed action does not include additional landscaping; however, the existing vegetation will act as a natural buffer to the new use.

Recommendation: Approve with the following conditions

1. To comply with Article VIII § 870 (M) of the Town of Denmark Zoning Law, the applicant should include a 450 sq ft area to the side or back of each cabin for parking.
2. All required NYS DOH permits for this facility should be received prior to construction.
3. The referral did not include additional signage; however, there are existing signs already being used by the current use as a golf course. If signage is added by the applicant for this proposed use, compliance with Article IX is required.
4. The parking lot between the existing golf course entrance and proposed action site should be designed to accommodate the additional traffic. Signs should be added to ensure the safety of pedestrians and vehicular circulation.
5. Compliance with all Local, State and Federal regulatory requirements for this type of facility and the products stored.

The applicant, Kevin Hughes, was present at the meeting and asked to comment on the status of the proposed action. Mr. Hughes mentioned that he has already been in touch with NYSDOH and has identified a water source that will not only serve the 20 cabins but will also improve the golf house water system. The applicant also noted that the lower part of the existing parking lot was being paved within the hour and it includes added drainage and curbing. It is the applicant's intent to open the cabins year-round; however, the restaurant will not be open in the winter. Mr. Hughes assured the Board that the accessways will be maintained throughout the winter months. Mr. Petersen asked if it was possible to connect to the snowmobile trails from the site. Mr. Hughes noted that it was possible and that the trail was nearby. With no further questions, Mr. Cook made a motion to approve with the above conditions; Mr. Virkler seconded the motion, which carried unanimously.

Ms. Buell then read the following review:

TOWN OF LEYDEN PLANNING BOARD

Site Plan Review to convert a 20'x30' room above a garage into a Yoga Studio and use existing lawn for Glamping Tents located at 3468 Kelpytown Road in the Town of Leyden.

Tax Map Parcel #353.00-02-11.000

Heather Hurd, Kelpytown Kove – Applicant

The applicant provided the following Project Documentation: 1) SEQR Short Environmental Assessment Form (SEAF); 2) Agricultural Data Statement; 3) Property Maps; 4) Sign Rendering; and 5) Project Narrative.

▪ *Compatibility With Adjacent Uses:*

The proposed action appears to require a Site Plan Approval because it is considered a new use of the property (residential to commercial). The zoning for this area is included in the single Town of Leyden zone. Currently, the property identified is residential; however, it was previously used as a Bed & Breakfast. According to the application, the proposed project site is 5.3 acres and is located on the Black River in an area with mixed uses of residential and commercial nature. The applicant has proposed to convert the existing 20'x30' room above the garage into a Yoga Studio and will clear approximately 480 sq ft for a Glamping Tent area in their backyard. Glamping Tents will be temporary use for the summer months, May-September.

Construction is expected to be staged over the course of one year. Phase 1 of the proposed project will begin in July 2021 with the conversion of the room above the garage into an area to hold Yoga and Mindfulness classes. Phase 2 will begin in August 2021. This phase will include the opening of no more than four (4) Glamping Tents and workshops, yoga sessions, hiking and farm to table experiences. During the 2021 season, applicant will rent a shower and bathroom trailer for the retreat weekends until a permanent bathhouse is built in 2022.

From an aerial view, it appears that the proposed Glamping Tents will be located in a secluded area away from the on-site residence and will be approximately 800' from the nearest dwelling.

- *Traffic Generation and Effect:*
The roadway is identified as Kelpytown Road. The applicant will be utilizing the existing 400' paved driveway entrance. No changes to the existing entrance are proposed by the applicant and as noted on page 2 of the submitted SEAF, the proposed action will result in a substantial increase in traffic above present levels; however, this increase will be minimal.
- *Protection of Community Character:*
Based on review of the current zoning criteria in the Town of Leyden Zoning Law, the proposed action is compliant with the General Regulations listed in Article 3. Additionally, the submitted project narrative outlines a list of other agencies that they are working with on permits, testing and certifications:
 - Cooperative Extension: Water Test
 - Lewis County/Town of Leyden: Bed & Breakfast Certification
 - Health Department: Bathhouse Build & Temporary Solution until zoning approval is granted

While it is not noted on the submitted SEAF, the proposed action site is located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office inventory. As part of this review, a consultation with SHPO was requested and, per their letter dated June 14, 2021, it is in the opinion of OPRHP that no properties, including archaeological and/or historic resources, listed in or eligible for the NYS and National Registers of Historic Places will be impacted by this project.

- *Signage:*
The applicant submitted a sign rendering that utilizes the existing sign left behind by Opossum Hollow Bed and Breakfast and is dimly lit with solar lights. Standing 4'10" wide by 9' high, the actual sign area is approximately 22.5 sq ft and appears to be compliant with Article 5, Section 535.
- *Drainage:*
Based on the information supplied by the applicant, the proposed use should not create any adverse environmental concerns for the area and it appears that all current drainage systems will be used. On page 2 of the submitted SEAF, the applicant advised that the proposed action will not create storm water discharge; however, the proposed action site is within the 100-year flood plain. Since an existing building will be used for part of the project and temporary tents will be present in the dry, summer months, the floodplain should not pose significant issues.
- *Erosion:*
According to the application, there will be 0.01 acres disturbed for the proposed project; therefore, a DEC permit should not be needed for the construction of this addition.
- *Parking:*
The proposed project map illustrates that the applicant intends to use the existing driveway and parking area for this proposed action and that ten (10) parking spaces will be available, one of which is identified as handicapped accessible. This parking plan appears to be compliant with Article 5, Section 520.

- *Community Facilities:*
According to the narrative, the proposed action will utilize existing water and sewer. The sewer is located near the pathway to the tents and the well is located 250' to the west of the septic.
- *Lighting:*
Other than the solar lighting referenced in the sign rendering, there was no inclusion of outdoor lighting in the submission. The applicant should, at minimum, add lighting along the pathway to the Glamping Tents area and entrance to the new studio and office along the new sidewalks from the parking area. Outdoor lighting, compliant with Article V Section 530, should be added to the studio, office and parking area for security and safety purposes.
- *Landscaping and Screening:*
All existing landscaping will remain and, according to the submitted SEAF, there will be only a 20'x24' clearing required for the Glamping Tents. Existing buffers and screenings appear to be adequate for this type of facility.

Recommendation: Approve with the following conditions

1. The applicant should, at minimum, add lighting along the pathway to the Glamping Tents area and entrance to the new studio and office along the new sidewalks from the parking area. Outdoor lighting, compliant with Article V Section 530, should be added to the studio, office and parking area for security and safety purposes.
2. Compliance with all Local, State and Federal regulatory requirements for this type of facility and the products stored.

The location of the action site was discussed for perspective and Ms. Buell shared images of the Glamping Tents with the Board for context. The Board agreed with the recommendations provided by Ms. Buell and Mr. Lehman made a motion to approve the project with the conditions listed above. Mr. Cook seconded the motion, which carrier unanimously.

Ms. Buell then read the following review:

JOINT TOWN/VILLAGE OF LOWVILLE PLANNING BOARD

Site Plan Review for the conversion of a motel into a retail business located at 7713 NYS Route 12 in the Town of Lowville.

Tax Map Parcel #194.00-01-26.111

Chris & Jennifer Kain d/b/a Foothills Market, LLC – Applicant

The applicant provided the following Project Documentation: 1) Site Plans; 2) Agricultural Data Statement; 3) Tax Map; 4) Lighting & Buffering Plans; and 5) SEQR Short Environmental Assessment Form (SEAF).

- *Compatibility With Adjacent Uses:*
The zoning for this area is identified as CB-R (Commercial/Residential). The property identified was previously a motel and the adjoining property is a restaurant/bar thus the proposed action is consistent with the NYS Route 12 corridor. The applicant has proposed to add a second level addition to the existing structure strictly for storage. Construction is expected to last four (4) weeks.

- *Traffic Generation and Effect:*
The roadway is identified as NYS Route 12. The applicant will be utilizing the existing driveway entrance. No changes to the existing entrance are proposed by the applicant and as noted on page 2 of the submitted SEAF, the proposed action will not result in a substantial increase in traffic above present levels. As part of this review, NYSDOT was consulted on the driveway entrance and the Regional 7 Permit Coordinator noted that, since there is a change of use, the DOT would want to review the existing access. Furthermore, NYSDOT would like to discuss the proposed parking area's proximity to the NYS right-of-way.

- *Protection of Community Character:*
The proposed project is compliant with the criteria under Article IV, Section 250-15, Schedule A. While the existing front yard setback is 59', Article IV §250-17 requires 100' from State roads; however, this would be considered a nonconforming lot/structure according to Article XIV §250-102 & §250-103.

On the submitted SEAF, it is noted that the project site is not located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office inventory, is not in a Critical Environmental Area, does not contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered, and the proposed action property site has not been nor does it adjoin property that has been the subject of remediation for hazardous waste.

- *Signage:*
The applicant has proposed to install one (1) 3' x 3.5' freestanding sign setback 10' from the NYS right-of-way. One 80 Lumen solar LED will be directed at each side of the proposed sign towards the building and away from the road. According to the submitted site plans, two (2) princess potentilla's will be planted to each side of the sign, 3' apart. It appears that the proposed sign will comply with Article VII; however, according to § 250-46 (9), *all signs must have landscaping of a minimum of 18 inches surrounding the sign.* That said, prior to approval, the Planning Board should work with the applicant to address this requirement.

- *Drainage:*
Based on the information supplied by the applicant, the proposed use should not create any adverse environmental concerns for the area, and it appears that all current drainage systems will be used. According to the site plan, the proposed action will include an 18" HDPE culvert to daylight and DOT inlet. There will be a storm inlet and grate to the west of the proposed parking lot addition.

- *Erosion:*
According to the application, there will be 0 acres disturbed for the proposed project; therefore, a DEC permit should not be needed for the proposed action.

- *Parking:*
The proposed action includes 27 – 9' x 20' parking spaces and 2 – 9' x 20' handicapped parking spaces for a total of 29 spaces. Based on the total business area of 2,834 square feet, the proposed action is compliant with Article VIII § 250-57 which requires this retail business to have at least 28.

In addition to vehicular parking space, the proposed action includes a horse staging area behind the proposed parking lot expansion.

The stone parking lot expansions are located to the front and sides of the existing facility and, to comply with Article VIII §250-57, the applicant has added landscaping buffers to the residential lot lines to break up the visual impact.

▪ *Community Facilities:*

According to the submitted SEAF, the proposed action will continue to utilize the existing septic system and water supply.

▪ *Lighting:*

Per the submitted lighting plans, there will be several sconce lighting fixtures added to the exterior of the building facing NYS Route 12 and the proposed parking areas. According to the submitted narrative, these sconces will provide no more than .6 footcandle of downward illumination and are equipped with sensors to turn on at dusk and off at dawn. Outdoor lighting in the rear of the building will have similar solar lights. All lights will be affixed to the facility at no more than 15'. These details appear to be compliant with Article XI, Subsection 250-83.

▪ *Landscaping and Screening:*

Screening for the new parking areas will include ten (10) Norway Spruce and two (2) Autumn Brilliance Serviceberry trees buffering the southeast lot line/parking lot, two (2) Autumn Brilliance Serviceberry trees buffering the eastern lot line/parking lot, and (4) Norway Spruce trees buffering the northwestern lot line/parking lot. The site plans show a small dumpster area screened with a 7' high fence and gate behind the proposed loading area.

Recommendation: Approve with the following conditions

1. Prior to approval, the applicant should provide the Planning Board with a plan to comply with Article VII § 250-46 in which all signs must have landscaping of a minimum of 18 inches surrounding this sign.
2. Consultation with NYS DOT regarding the existing access and the proposed parking lot's proximity to the NYS right-of-way is required.
3. Compliance with all Local, State and Federal regulatory requirements for this type of facility and the products stored.

After reviewing the first recommended condition, Ms. Buell asked the Board for feedback. All members agreed that the condition isn't necessary and should not be included in the final approval. Mr. Hunt noted that there is a meeting scheduled to discuss the roadway agreement for a wind farm project that has plans to alter the nearby intersection. The Board asked that Mr. Hunt notify the parties involved in the roadway change on this project to make sure it is designed appropriately with this new use. Mr. Cook made a motion to approve the action with condition numbers 2 and 3 listed above. Mr. Petersen seconded the motion which carried unanimously.

Ms. Buell then read the final review:

TOWN OF PINCKNEY PLANNING BOARD

Special Use Permit and Site Plan Review for the installation of a 2.9 MW ground-mounted community solar farm to be located at 1850 County Road 194 in the Town of Pinckney.

Tax Map Parcel #139.00-01-11.300

U.S. Light Energy – Applicant

The applicant provided the following Project Documentation: 1) SEQR Full Environmental Assessment Form (FEAF); 2) Agricultural Statement; 3) Location Maps & Site Plans; 4) Communication from Involved Agencies (NYS DEC, US Fish and Wildlife Service, SHPO); 5) Lease Memo; 6) Equipment Specifications; 7) Operations and Maintenance Plan; 8) Decommissioning Plan; 9) Glare and Sound Analysis.

▪ *Compatibility with Adjacent Uses:*

The zoning for this area is identified as RR (Rural Residential) and the proposed action is located on a vacant parcel within Ag District 6. Surrounding parcels consist of rural residential and agricultural uses, much of which are undeveloped wooded land and fields. According to the submitted Agricultural Data Statement, there are 5 active farming operations within 250 feet of the proposed project. NYS Ag & Markets were not listed in the coordinated review process. The FEAF does list that highly productive agricultural lands are present on the proposed project site and, as part of this review, a soil survey was conducted and found that ilion silt loam was present (farmland of statewide importance). A follow-up with a NYS Ag & Markets Senior Environmental Analyst found that the project location consists of soils outside of soil groups classified as 1-4 and that the project site appears suitable, provided it is consistent with the NYS Department of Ag & Markets guidelines.

According to the Town of Pinckney Solar Energy Law, the proposed facility would be considered a Large-Scale Solar Energy System and is an allowed use contingent on a Special Use Permit and Site Plan Review. As noted on the submitted FEAF, the maximum height of the solar panels at full tilt would be 8 feet, which falls below the maximum threshold of 15 feet set by the Town of Pickney Solar Energy Law regulations for Special Use Permit Standards. The submitted site plans illustrate the following required metrics from the Town of Pinckney Zoning Law and Solar Energy Law:

- Required Lot Size: 30 Acre Minimum → Proposed action is on an 81.20 Acre Lot
- Maximum Lot Coverage: 75% (solar panels only) → Proposed action is 7.61%
- Minimum Lot Frontage: 200' Minimum → Proposed action site has 1400'+
- Minimum Lot Depth: 200' Minimum → Proposed action site has 2600'+
- Minimum Setback from Centerline: 110' Minimum → Proposed action will be setback at least 182'
- Minimum Side Yard Setback: 75' Minimum → Proposed action will be setback at least 85'
- Minimum Rear Year Setback: 75' Minimum → Proposed action will be setback at least 200'

The proposed action is compliant with the metric requirements in the Town of Pinckney Zoning and Solar Energy Laws

The proposed use also meets the general interpretation of the County Comprehensive Plan, specifically, Chapter 3, Page 60, § Opportunities/Alternative Energy.

▪ *Traffic Generation and Effect:*

According to the submitted FEAF, the applicant has determined that the proposed action will not result in a substantial increase in traffic above present levels. It should be noted the proposed solar project installation will generate minor traffic associated with its initial construction.

The proposed project will create a 20' egress/ingress driveway from County Route 194. A Lewis County Highway Driveway Permit is required prior to construction. It appears that the security gate to access the solar arrays is located more than 250' from County Route 194; however, according to the Town of Pinckney Solar Energy Law, *the access road shall be gated at the point of connection with public roads*. This standard should be addressed by the Town of Pinckney Planning Board prior to approval.

▪ *Protection of Community Character:*

As noted on page 12, Part 1 of the FEAF, the applicant has identified that the proposed project site contains a designated significant natural community and the submitted referral included communication from the New York Natural Heritage Program notes that they have no records of rare or state-listed animals or plants, or significant natural communities at the project site, nor any rare or listed animals in the vicinity of the site. However, within ¼ mile to the east/southeast of the proposed action site, there is a high-quality Shale Cliff and Talus Community along the Deer River. They recommended that the project be conducted so as to avoid impacts to the cliffs and slopes.

While the submitted FEAF and EAF Mapper Report note that there are no endangered or threatened species, communication with USFWS notes that the Northern Long-eared Bat (threatened) may be present in the area.

The applicant provided a Glare and Sound Analysis with the submission. Results from the Glare Analysis founds that there are 0 minutes of "green" glare expected but the project could potentially emit yellow glare. As required by the Town of Pinckney Solar Energy Law, the applicant should verify that this glare will not be directed onto adjacent buildings, properties or roadways. Results from the South Analysis found that the proposed project is not expected to cause a significant increase in the ambient background noise.

▪ *Signage:*

The submitted Operation and Maintenance Plan notes that there will be a sign at the facility entrance gate that lists the Emergency Contact Number and Facility Address and the submitted Site Plan and Erosion Sediment Control Plan notes that there will be "danger" signage posted every 100 linear feet. This is compliant with the Town of Pinckney Solar Energy Law requirements.

▪ *Drainage:*

According to the submitted FEAF, the proposed action will cause or result in alteration of, increase or decrease in size of, or encroach into an existing wetland, waterbody, shoreline, beach or adjacent area. The identified "Wetland A" on the eastern portion of the project site and "Wetland C" on the northern boundary of the proposed project site are both considered Federal Wetlands. Temporary impacts to these areas include brush and shrub clearing, fence

installation, solar panel installation, and a temporary vehicle crossing during construction. Permanent wetland impacts include roughly 180 sq ft of fill in the linear portion of Wetland A to install a gravel road crossing to the solar arrays. There is also an unclassified stream present on the project site that flows in a southeastern direction through Wetland A. The applicant has noted that they will seek coverage under Nationwide Permit 51 with the Army Corp of Engineers.

The FEAF noted there would only be .68 acres of ground disturbance and 0 acres of trees will be removed.

- *Parking:*
According to the submitted site plans, there appears to be an appropriate parking area located near the proposed concrete equipment pad within the array envelope. A temporary staging area will be added near the entrance.
- *Community Facilities:*
The applicant notes that the project does not require water or sewer service and that all electrical lines within the array fencing will be underground, except for one (1) that will cross a wetland and utility interconnection near the entrance.
- *Lighting:*
According to the submitted FEAF, the proposed action will not include outdoor lighting. Security lighting inside the perimeter should be added to thwart vandalism, theft, and prohibit access to the site. They should be designed in a way to not unnecessarily trip but to provide a visual cue of suspicious activities to public safety and citizens passing by at night. All lights should be installed in such a way that does not add light pollution to the surrounding area.
- *Landscaping and Screening:*
The applicant proposes to erect a 7' tall security fence that will enclose the project area. For screening, the Site Plan and Erosion Sediment Control Plan illustrate the planting of fifty (50) White Spruce trees to be planted every 25' along the road frontage. Since the project site is fairly flat, it is expected that the White Spruce will provide adequate screening; however, if the project is approved, a condition should be set to fully maintain all screening throughout the life of the project.

Recommendation: Approve with the following conditions

1. As noted in the Approval Standards for Large-Scale Solar Systems as a Special Use in the Town of Pinckney Solar Energy Law, compliance with the submitted and approved Decommissioning Plan shall be made a condition of the issuance.
2. A Lewis County Highway Driveway Permit is required prior to construction.
3. Site plans should be sent by the applicant to the appropriate officials at Fort Drum to bypass any potential interference with the military base and their aviation operations.
4. Since the project site is fairly flat, it is expected that the White Spruce will provide adequate screening; however, if the project is approved, a condition should be set to fully maintain all screening throughout the life of the project.
5. A NYS Ag & Markets Senior Environmental Analyst found that the project location consists of soils outside of soil groups classified as 1-4 and that the project site appears suitable; however, compliance with the NYS Department of Ag & Markets guidelines is required.

6. Security lighting inside the perimeter should be added to thwart vandalism, theft, and prohibit access to the site. They should be designed in a way to not unnecessarily trip but to provide a visual cue of suspicious activities to public safety and citizens passing by at night. All lights should be installed in such a way that does not add light pollution to the surrounding area.
7. As required by the Town of Pinckney Solar Energy Law, the applicant should verify that the “yellow” glare identified in the Glare Analysis will not be directed onto adjacent buildings, properties, or roadways.
8. It appears that the security gate to access the solar arrays is located more than 250’ from County Route 194; however, according to the Town of Pinckney Solar Energy Law, *the access road shall be gated at the point of connection with public roads*. This standard should be addressed by the Town of Pinckney Planning Board prior to approval.
9. Coordination with Lewis County’s Director of Fire and Emergency Management for on-site training is required.
10. Compliance with all Local, State and Federal regulatory requirements for this type of facility and the products stored.

Mr. Cook notified the Board that one of the main concerns of the Town’s Planning Board is the decommissioning plan and the applicant’s lack of detail. Ms. Buell agreed that the Town should decide whether it satisfies their needs and that they should continue to address deficiencies on a local level. Mr. Lehman suggested adding specifying that the appropriate lighting would be motion activated and that it should be defined in the condition. Mr. Lehman made a motion to approve the action with the above conditions and specified details regarding motion detector lights. Mr. Hunt seconded the motion, which carried unanimously.

(7) **Report of County Planner:**

- Response from municipalities regarding previously submitted/reviewed projects:
 - Special Use Permit/ Site Plan Review – Tug Hill Artisan Roasters – Joint T/V of Lowville Planning Board – Approved
 - Site Plan Review – Nolt’s Country Store – Joint T/V of Lowville Planning Board – Approved

(8) **Unfinished Business:** None

(9) **New Business:** Ms. Buell reminded the Board members of the 4-hour training requirement and reviewed the status of each member’s completed training. A “Save The Date” flyer for the September 28th Land Use Training Workshop, sponsored by the Planning Department, was disseminated to all in attendance.

(10) **Adjournment:** There being no other business, a motion to adjourn the meeting was made by Mr. Cook, seconded by Mr. Virkler, which carried unanimously. Mr. Petersen adjourned the meeting at 3:34 PM.

Respectfully submitted,



Casandra Buell
Director of Planning & Community Development