

**MINUTES
LEWIS COUNTY PLANNING BOARD
NOVEMBER 17, 2022**

- (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, Eric Virkler, Tim Hunt (arrived at 2:31 PM), John Lehman and Don Cook. Staff Present: Casandra Buell, Director of Planning and Community Development as well as Megan Krokowski, Community Development Specialist.
- (3) **Reading and Approval of Minutes:** The draft October 20, 2022 meeting minutes were received and reviewed prior to the meeting. Mr. Cook motioned to approve the minutes; Mr. Lehman seconded the motion, which carried unanimously.
- (4) **Correspondence and Communication:** Ms. Krokowski reviewed the following communications received from the Adirondack Park Agency:
 - APA Project No. 2022-0034 Application Determined to be non-jurisdictional Mike and Anne Hodkinson, Construction of accessory use structure involving wetlands, Partridgeville Road, Town of Greig.
- (5) **Report of Officers:** None
- (6) **Report of Special Committees:**

239-M Review

Ms. Krokowski read the following review:

TOWN OF GREIG TOWN BOARD

Zoning Map Amendment to rezone certain parcels in the Town of Greig from Waterfront to Rural Residential - 1.

Town of Greig – Applicant

Impacted Parcel List:

290.00-01-03.172

290.02-01-13.100

290.02-01-13.200

290.02*-01-43.000 → Should be 290.00-01-43.000

290.00-01-41.000 → *6984 Cemetery Road

290.00-01-40.000

290.00-01-39.000

290.00-01-04.000

290.00-01-03.176

The General Municipal Referral Form and signed FEAF were submitted by Kathryn Festine, Town Attorney.

Town of Greig Zoning Map Revision

The Town of Greig is proposing to change several parcels currently zoned as Waterfront (WF-1) to Rural Residential -1 (RR-1). According to the submitted referral, the reason for the zone change is due to a recent subdivision that has resulted in subdivided parcels that are no longer waterfront property.

It appears that the fourth parcel, should be 290.00-01-43.000, as opposed to the listed 290.02-01-43.000.

The fifth listed parcel should have a 911 address listed as 6984 Cemetery Road instead of the listed 6972 Cemetery Road. This was verified by Russ Brownell, from Lewis County Real Property.

The proposed parcels are located within Ag District #6; however, this action doesn't require the completion of an Agricultural Data Statement due to the nature of the request.

Recommendation: Approve with condition

1. Ensure that the proposed parcels and addresses are correct on all documents not limited to; the local law and Schedule A to FEA. Two possible errors were identified:
 - a. 290.02-01-43.000 should be corrected to 290.00-01-43.000
 - b. 290.00-01-41.000 has a 911 address of 6972 Cemetery Road listed; however, it should be corrected to 6984 Cemetery Road.

With no further discussion, Mr. Virkler made a motion to approve with condition as presented; Mr. Cook seconded the motion; the motion was carried unanimously.

(7) Report of County Planner:

- Responses from municipalities regarding previously submitted/reviewed projects: NONE

(8) Unfinished Business:

Ms. Krokowski discussed the status update on East Road Solar Project in Town of Denmark provided by Scott Doyle on November 1st, 2022. According to his email, the Manager of the East Road Solar Project, Matt Kolwalski, noted that there has not been a tariff issue, rather, the project has experienced increased costs due to engineering issues, depth of rocks, and having to redesign several aspects of the project. They plan to mobilize staff in hopes of bringing the project online by the end of January.

There was a brief recap of the APA letter from last month and notified that after a site visit, no comments were submitted as the road where the project is located was found to be adequate.

As a follow up to County planning Board suggestions in previous months, Ms. Buell discussed including requirements for solar electric vehicle charging stations as part of their County Planning Board recommendations; however, after reaching out to NYS DOS, we need to investigate this further as it may be better suited as a PILOT requirement through the IDA.

- (9) **New Business:** Board members reported that the solar farm in the Town of Pinckney on Route 194 has broken ground.
- (10) **Adjournment:** There being no other business, a motion to adjourn the meeting was made by Mr. Lehman, seconded by Mr. Cook which carried unanimously. Mr. Petersen adjourned the meeting at 2:52 PM.

Respectfully submitted,

Megan Krokowski
Community Development Specialist