

**MINUTES
LEWIS COUNTY PLANNING BOARD
May 16, 2024**

- (1) **Call to Order:** Vice-Chairman Lehman 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. Mr. Lehman requested roll call.
- (2) **Roll Call:**
Board Members Present: John Lehman, Donald Cook, Sarah Metott, Thomas Osborne, and Timothy Hunt.
Staff Present: Casandra Buell, Director of Planning and Community Development and Lauryn Tabolt, Community Development Specialist.
- (3) **Reading and Approval of Minutes:** The draft April 18, 2024 meeting minutes were received and reviewed before the meeting. Mr. Hunt motioned to approve the minutes; Mr. Cook seconded the motion, which carried unanimously.
- (4) **Correspondence and Communication:**
Ms. Buell read the following communications received from the APA:
- **APA Project No. 2023-0224: Application Completed**
David Parnell, Single-family dwelling, Fowlerville Road, Town of Lyonsdale
 - **APA Project No. 2023-0242: Approved**
Patrick and Hope Croneiser, Three-lot subdivision, Penny Settlement Road, Town of Lyonsdale
 - **APA Project No. 2024-0102: Application Received**
NYSDEC, Fill in wetlands in two locations along Bald Mountain Road, Town of Croghan
- Mr. Hunt mentioned that he was working on the project relative to APA Project No. 2023-0224 because a guardrail is blocking the project from access to the road, which he will be mitigating for the applicant. No further comments were made.

(5) **Report of Officers:** None

(6) **Report of Special Committees:**

239-M Review

Ms. Tabolt read the following review:

VILLAGE OF TURIN BOARD OF TRUSTEES

Review of proposed Local Law No. 1 establishing a Village-wide twelve-month moratorium for certain solar energy collectors, generators or battery storage facilities as non-accessory uses in the Village of Turin.

Village of Turin – Applicant

The General Municipal Referral Form was submitted by Village Mayor Josh Leviker on behalf of the Village of Turin. Land use moratoria are classified as

Type II actions; therefore, the Village of Turin is not required to undertake SEQR review for this action.

In summary, the proposed local law shall “impose[ing] a moratorium on the acceptance or approval of applications for permits authorizing the construction or emplacement of certain solar energy collectors, generators or battery storage facilities as non-accessory uses in all zoning districts within the Village boundaries.” The proposed moratorium includes a definition for solar energy generators or collectors in which the project threshold is set at 24.99 MW. It is assumed that this threshold was set due to the minimum metric that triggers the NYS ORES 94-c siting process; however, being that projects over 24.99 MW will still require compliance with village zoning regulations, the definition should be revised to remove the maximum threshold of 24.99 MW.

Furthermore, the proposed moratorium’s intent also impacts battery storage facilities; however, a definition for said facilities was not included in the submitted law. While there was a reference to ‘battery storage’ in the definition of ‘solar energy generator or collector’ it was not clear whether standalone battery storage facilities would be applicable. Prior to taking action on the proposed moratorium, a definition for battery storage facilities should be identified and included in the local law. Reference to these facilities should also be added to Section 5 when there is a reference to ‘solar energy generators or collectors’.

Recommendations: Approve with the following conditions

1. The proposed moratorium includes a definition for solar energy generators or collectors in which the project threshold is set at 24.99 MW. It is assumed that this threshold was set due to the minimum metric that triggers the NYS ORES 94-c siting process; however, being that projects over 24.99 MW will still require compliance with village zoning regulations, the definition should be revised to remove the maximum threshold of 24.99 MW.
2. The proposed moratorium’s intent also impacts battery storage facilities; however, a definition for said facilities was not included in the submitted law. While there was a reference to ‘battery storage’ in the definition of ‘solar energy generator or collector’ it was not clear whether standalone battery storage facilities would be applicable. Prior to acting on the proposed moratorium, a definition for battery storage facilities should be identified and included in the local law. Reference to these facilities should also be added to Section 5 when there is a reference to ‘solar energy generators or collectors’.

Mr. Hunt requested that, due to the technology developments with energy storage, the addition of energy systems, not just limited to battery storage, be added to Recommendation No. 2. Ms. Buell mentioned that Bob Mackenzie, Lewis County’s Emergency Management Director, contacted her office to express his support of the proposed moratorium due to the increased concerns of solar developments relative to his field. With no further comments, Mr. Cook made a motion to approve with the recommended conditions and the addition of ‘battery

and/or energy storage facilities’ to Recommendation No. 2. Ms. Metott seconded the motion, which carried unanimously.

Ms. Tabolt then read the following review:

VILLAGE OF LYONS FALLS BOARD OF TRUSTEES

Site Plan Review for constructing a 2,095 sq ft Rome Teachers Federal Credit Union micro-branch facility located directly adjacent to Boondocks Restaurant & Bar at 3954 State Route 12 in the Village of Lyons Falls.

Tax Map Parcels: #322.14-03-08.110 and #322.00-01-35.000

NES Group – Applicant

The applicant provided the following project documentation: 1) Letter of Intent, 2) Short Environmental Assessment Form (SEAF), 3) ALTA Survey, 4) Architectural Floor Plan and Elevations, and 5) Site Development Plans.

▪ *Compatibility with Adjacent Uses*

The proposed project is located within the Single Unnamed Zone in the Village of Lyons Falls, surrounded by commercial establishments including lodging, restaurants, and agricultural land. The applicant plans to construct a 2,095 square-foot Rome Teachers Federal Credit Union micro-branch, complete with parking, access drive, lighting, landscaping, utilities, and stormwater management facilities. Although the property is currently undeveloped, the proposed use aligns with the existing environment.

The Village’s zoning code requires a minimum front setback of 30 feet, but the site plans indicate a setback of approximately 150 feet for the front parking lot, significantly exceeding the requirement.

Additionally, the project is situated next to the Lewis County Trail System. Consultation with the Lewis County Recreation, Forestry, and Parks Department revealed no concerns about the proposed development.

Village of Lyons Falls – Single Unnamed District		
Set Back	Required	Proposed
Front	30’	217’
Rear	50’	590’
Max. Height	35’	30’
Parking Size	8’ x 18’	9’ x 18’

It should be noted that a portion of the project will be in the Town of West Turin and that all applicable requirements relative to the Town of West Turin Zoning Law should also apply to the proposed action. Coordination and communication between the Village of Lyons Falls and Town of West Turin should be streamlined throughout this review process.

▪ *Traffic Generation and Effect:*

The applicant proposed constructing a 24-foot-wide driveway connected to the parking lot on New York State Route 12. The plan also incorporates a drive-through loop that will divide into two lanes for ATM access and then

merge back into one as clients are exiting. Currently, there is one driveway onto NY-12 along the property frontage being used by the neighboring property. The submitted Letter of Intent notes that the applicant's engineer, Bohler, will coordinate with the NYS Department of Transportation to seek plan approval for the work with the State Right of Way. As part of this review, we confirmed that the applicant's engineer had already begun the permitting process with NYS DOT.

Page 2 of the SEAF indicates that there will be no substantial increase in traffic above present levels. The Annual Average Daily Traffic (AADT) is 5,183 vehicles.

- *Protection of Community Character:*
According to the State Environmental Assessment Form (SEAF), page 2, the proposed project site is not situated within a critical environmental area, a National or State Register of Historic Places, or a 100-year floodplain. However, the site is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office (SHPO) archaeological site inventory. Therefore, the applicant should consult SHPO before proceeding with the project.

As part of this review, the information provided in the SEAF has been verified.

- *Signage:*
The applicant's plans do not specify details regarding signage. However, the submitted "Proposed Exterior – View 1" illustrates a sign affixed to the building, located on the left side of the entrance. Additionally, the Site Plan indicates a proposed pole sign on the entrance island.
- *Drainage:*
The submitted SEAF stated the proposed action would create stormwater discharge, and that it would be directed to an established conveyance system. Additionally, the submitted Letter of Intent states that the project will disturb less than one acre of land, and that stormwater runoff from the pavement areas will be directed to the on-site basin. Drainage patterns will be consistent with existing conditions. A Grading and Drainage Plan was also included in the Site Development Plans.

Per an email exchange on May 9, 2024 with the applicant's engineer, the drainage will comply with Article 4 Section 450, which also required that the proposed action include a drainage system for a 25-year storm.

- *Erosion:*
The submitted SEAF indicates that .83 acres will be physically disturbed, therefore a State Pollutant Discharge Elimination System (SPDES) permit will not be required. The applicant additionally submitted a Soil Erosion and Sediment Control Plan in their Site Development Plans. This plan includes a stabilized construction entrance, a concrete waste management area, silt

fences, compost filter socks, and a recommended construction sequence to manage erosion during construction effectively.

- ***Parking:***
The applicant has proposed fifteen (15) 9' x 18' feet parking spaces in front of the building, one being dedicated to handicapped drivers, which aligns with Article 4 Section 435 of the Village of Lyons Falls Zoning Law.
- ***Community Facilities:***
The proposed project includes the installation of a new private well on-site and a private on-site wastewater system, as noted in the submitted Letter of Intent. The applicant plans to coordinate with the New York State Department of Health regarding the private well and will seek the necessary permits from the Lewis County Buildings & Codes Department for the wastewater system.
- ***Lighting:***
The submitted Lighting Plan includes new pole-mounted, dark sky-compliant LED fixtures to illuminate the project site, ensuring a consistent level of light throughout the parking lot and drive lanes. According to the applicant, this lighting layout will minimize light spill at the property lines. It was confirmed via email on May 9, 2024 that the light fixtures are proposed to be at a 20' height which complies with Article 3 Section 445.
- ***Landscaping and Screening:***
The submitted Landscaping Plan features the planting of 12 deciduous shrubs (Shirobana Spirea) and 7 evergreen shrubs (Densifomis Yew). These shrubs will be placed along the front of the building, situated between the sidewalk and the parking area, and around the pole sign. The submitted plans appear to be compliant with Article 4 Section 440. There are three (3) light poles proposed at a height of 20' and one (1) wall pack that will be affixed to the building. The Lighting Plan, as submitted, appears to comply with Article 4 Section 445.

Recommendation: Approve with the following condition

1. Due to the SEAF report concluding that the project falls within the area that is designated as sensitive for archeological sites on the SHPO archeological site inventory if the Board approves the proposed action, the applicant should consult with SHPO before beginning construction. Copies of SHPO Consultation documents should be filed with the Village of Lyons Falls and Zoning Enforcement Officer accordingly.

Ms. Buell suggested that a non-binding note be added regarding the suggested collaboration between West Turin and the Village of Lyons Falls. Mr. Cook mentioned his appreciation for the detail provided in the site plans and maps. With no further comments, Mr. Hunt made a motion to approve with the condition as recommended with the addition of the non-binding note. Mr. Cook seconded the motion, which carried unanimously.

Ms. Buell then continued with the next review:

TOWN OF DENMARK ZONING BOARD OF APPEALS AND PLANNING BOARD

Special Use Permit and Area Variance for a 189' self-supporting communication tower located at 10278 Plank Road (County Road 15) in the Town of Denmark.

Tax Map Parcel #109.00-01-18.112

Tapron Towers III, LLC and St. Lawrence Seaway RSA Cellular Partnership – Applicant

The applicant provided the following Project Documentation: 1) General Municipal Referral Form; 2) Agricultural Data Statement; 3) Summary of Documents Submitted with 239 L & M Referral; 4) Town of Demark Application for Special Use Zoning Permit and Area Variance; 5) Long Environmental Assessment (LEAF) Form, Parts 1-3; 6) Town of Denmark Zoning Board of Appeals minutes; 7) Publication notices; and 8) Notification Letters to identified landowners on Agricultural Data Statement.

▪ *Compatibility with Adjacent Uses:*

While the submitted General Municipal Referral Form noted that the project is in the AR-2 Zone, the site is actually located in the AR-1 Zone, which is defined as Agricultural Residential, and Commercial. The submitted SEAF indicated that rural, agricultural, and forest land uses occur near the proposed action, which is consistent with Article II § 205. This action would most closely be defined as a telecommunications tower/antenna, which, according to Article IV § 405, would require a Special Permit; however, the definition and zoning requirements for this use are not defined in the rest of the zoning law, which is prompting an Area Variance.

According to the submitted Agricultural Data Statement, the proposed use is on a property with boundaries within 500 feet of eight (8) farm operations located in Agricultural District 6.

While Article IV §405 allows 'Telecommunication Tower/Antenna' uses in all zones with a Special Use Permit, this use is not defined in the Town of Denmark's Zoning Law, which creates interpretation issues. Article IV S 410 lists the following categories: dwelling-single family, dwelling-two family, mobile home-single, mobile home-double wide, nonresidential, and accessory structure. Some could interpret the proposed use as not being permitted in any of the zones while others could interpret that setbacks do not apply as they are not listed. At the very least the Town Board should consider modifying the code for further clarity of the intention of the law relative to telecommunications towers/antennas.

Setbacks	Non- Residential Use	Proposed
Maximum Building Height	35'	189'*
Min. Area for Structure	2 Acres	76.7 acres
Min. Lot Frontage	250'	565'
Min. Structure Setback State Road	75'	516'
Min. Front YD Setback	200'	539'
Min. Side YD Setback	30'	33'
Min. Rear YD Setback	30'	2,062'

* Area variance under review

If the area variance is granted, the proposed project will comply with Article IV § 410

- **Traffic Generation and Effect:**
According to the submitted FEAF, the applicant has determined the proposed action will not result in a substantial increase in traffic above present levels. A new 12-foot gravel access driveway on County Road 15 (Plank Road) is proposed for egress/ingress. Because this is a County Road, a driveway permit may be needed and consultation with the Lewis County Highway Superintendent on whether the proposed action will require a driveway permit should be had prior to the issuance of a permit.
- **Protection of Community Character:**
As noted in the provided FEAF, the applicant has identified that the proposed action is not located in, nor does it adjoin a state-listed Critical Environmental Area. Lewis County currently contains no identified National Natural Landmark designations, no coastal boundaries, or coastal management areas. The IPAC report identified two endangered species of bats, the Indiana Bat and the Northern Long Eared; along with the proposed endangered Tricolored Bat and candidate species Monarch Butterfly. While conducting construction activities, all should be mindful not to disturb protected species, habitats, or populations. The Environmental Review Mapper confirms the presence of the threatened bat species as well as wetland check zone areas in the vicinity. The wetland areas should be avoided for development to the greatest extent possible.

According to the submitted FEAF, the applicant has indicated that the project is not in a designated sensitive area according to the NY State Historic Preservation Office (SHPO) archaeological site inventory; however, according to the CRIS mapper, the proposed site is within a mile of an archaeological sensitive buffer area. That said, the Planning and Community Development Department has received communication from the applicant noting that they are undergoing the Section 106 (National Historic Preservation Act of 1966) review process as required. The official filing was submitted on April 22, 2024 and, as part of this review, staff consulted with the Lewis County Historical Society (LCHS) for their comments. The LCHS had no comments or concerns about the proposed action relative to historical structures or properties.

The EAF also noted the following:

- Federal Waters, NYS Wetland, C-12 (38.8 acres)
- Sole Source Aquifer (Tug Hill SSA)
- Ag District 6

Given the presence of the sole source aquifer, consultation with the EPA will be required should this project have any connection with Federal funding. Staff was unable to verify funding sources with the applicant prior to the completion of this review.

- *Signage:*
Required emergency contact information signs required by the FCC are the only signs proposed for this project which will be attached to the shelter or the compound fence. This appears to comply with Section 985 Signs, General Standards (All Zones).
- *Drainage:*
According to the reviewed Environmental Review Mapper (ERM), the property does not contain any identified wetlands; however, the FEAR identified a NYS Wetland of 197.3 acres.

The FEAF noted the ground disturbance will be no more than .2 acres; being that the ground disturbance is less than 1 acre, a SPEDES permit will not be required.

Currently, the gravel driveway travels directly through the State Regulated Wetland Checkzone from Plank Road, considerations should be made if additional drainage or precautions need to be made.

- *Parking:*
While Article VIII § 870 lacks standards for Telecommunication Towers/Antennas, given the nature of the use, parking is not necessary as it is an unmanned structure. It is noted that there will be parking available for two to three vehicles as well as a turnaround area. The proposed parking plan appears to be compliant with the intent of Article VIII § 865.
- *Community Facilities:*
The provided application states on page 2 that “The proposed communication facility is unmanned and will be visited for routine maintenance purposes approximately 1-3 times per year. As such, this project will have no impact on existing water and sewage services.”
- *Lighting:*
On page 5, the Applicant states “So long as the height of the Telecommunications Tower at or below 200 ft. above ground level, Applicant believes that no tower markings and/ or lighting will be required under Federal Aviation Administration rules and regulations.

- **Landscaping and Screening:**
The applicant provided minimalistic landscaping utilizing existing vegetation with the addition of some shrubs. The tower will be secured with a 75'x75' fence.

Recommendation: Approve with the following Conditions

1. A new 12-foot-wide gravel access driveway on County Road 15 (Plank Road) is proposed for egress/ingress. Consultation with the Lewis County Highway Superintendent regarding the need for a driveway permit should be had prior to issuing a permit.
2. Site plans should be sent by the applicant to Cathy Fahsel at the Fort Drum Plans, Analysis & Integration Office to rule out any potential interference with the military base.
3. The Environmental Review Mapper confirmed the presence of the threatened bat species as well as wetland check zone areas in the vicinity. The applicant should avoid disturbing the bat habitat and wetland areas should be avoided for development to the greatest extent possible. Furthermore, given the presence of the sole source aquifer on the proposed action site, prior to the issuance of a permit, consultation with the EPA will be required should this project have any connection with Federal funding.
4. The proposed gravel driveway travels directly through the State Regulated Wetland Checkzone from Plank Road. Considerations should be made if additional drainage or precautions need to be made.
5. Compliance with all Local, State, and Federal regulatory requirements for this type of facility and the products stored.

Non-Binding Notes:

- A) The Town should consider reviewing the definition of Essential Facilities and consider whether telecommunication towers/antennas should be added therein or if they should have a standalone definition, which would also exclude them from the building maximum height requirement of 35'.
- B) The Town should consider adding a definition for nonresidential use as used in Section 410, especially if the intent is to use this as a catch-all for all other uses.
- C) The Board should consider if the height restriction intent is solely for buildings or if structures should be added. Currently, the law is written that the height restriction is applicable for buildings as defined as "Shelter having a roof supported by column or walls and intended for the shelter or enclosure of persons, animals, or property" unless specific to solar, or wind.

With no discussion or comments, Mr. Cook motioned to approve with the conditions recommended. Ms. Metott seconded the motion, which carried unanimously.

Ms. Buell then read the last review:

TOWN OF DENMARK ZONING BOARD OF APPEALS AND PLANNING BOARD

Special Use Permit and Area Variance for a 184' self-supporting communication tower located at 10995 State Route 26 in the Town of Denmark.

Tax Map Parcel #097.00-01-01.120

Tapron Towers III, LLC and St. Lawrence Seaway RSA Cellular Partnership – Applicant

The applicant provided the following Project Documentation: 1) General Municipal Referral Form; 2) Agricultural Data Statement; 3) Summary of Documents Submitted with 239 L & M Referral; 4) Town of Demark Application for an Area Variance and Special Use Zoning Permit; 5) Long Environmental Assessment (LEAF) Form, Parts 1-3; 6) Town of Denmark Zoning Board of Appeals minutes; 7) Publication notices; and 8) Notification Letters to identified landowners on Agricultural Data Statement.

▪ *Compatibility with Adjacent Uses:*

While the submitted General Municipal Referral Form noted that the project is in the AR-2 Zone, the site is actually located in the AR-3 Zone, which is defined as Agricultural/Hamlet, Commercial. The submitted FEAF indicated that rural, agricultural, and commercial land uses occur near the proposed action, which is consistent with Article II § 205. This action would most closely be defined as a telecommunications tower/antenna, which according to Article IV § 405, would require a Special Use Permit; however, the definition and zoning requirements for this use are not defined in the rest of the zoning law, which is prompting an Area Variance.

According to the submitted Agricultural Data Statement, the proposed use is on a property with boundaries within 500 feet of three (3) farm operations located in Agricultural District 6.

While Article IV §405 allows ‘Telecommunication Tower/Antenna’ uses in all zones with a Special Use Permit, this use is not defined in the Town of Denmark’s

Requirements	Non-Residential Use	Proposed
Maximum Building Height	35'	184'*
Min. Area for Structure	2 Acres	23.6 acres
Min. Lot Frontage	200'	219'
Min. Structure Setback State Road	75'	235'
Min. Front YD Setback	200'	235'
Min. Side YD Setback	30'	30'
Min. Rear YD Setback	30'	2,590'

*Area variance under review

If the ZBA grants the area variance, per Article IV § 410, the above dimensional requirements appear to be met.

Zoning Law, which creates interpretation issues. Article IV § 410 the following categories are listed: dwelling-single family, dwelling-two family, mobile home-single, mobile home-double wide, nonresidential, and accessory structure. Some could interpret the proposed use as not permitted in any of the zones while others could interpret that setbacks do not apply as they are not listed. At the very least, the Town Board should consider modifying the code for further clarity of the intention of the law relative to telecommunications towers/antennas.

▪ *Traffic Generation and Effect:*

According to the submitted FEAF, the applicant has determined the proposed action will not result in a substantial increase in traffic above present levels. A new 12-foot-wide gravel access driveway on NYS Route 26 is proposed for egress/ingress; therefore, a NYSDOT driveway permit will need to be attained prior to the issuance of a permit.

▪ *Protection of Community Character:*

As noted in the provided FEAF, the applicant has identified that the proposed action is not located in, nor does it adjoin a state-listed Critical Environmental Area. Lewis County currently contains no identified National Natural Landmark designations, no coastal boundaries, or coastal management areas. The IPAC report identified the endangered Northern Long-Eared Bat; along with the proposed endangered Tricolored Bat and candidate species Monarch Butterfly. While conducting construction activities, all should be mindful not to disturb protected species, habitats, or populations. According to the Environmental Review Mapper, no specific resources were identified in the vicinity of the proposed project.

According to the submitted FEAF, the applicant has indicated that the project is not in a designated sensitive area according to the NY State Historic Preservation Office (SHPO) archaeological site inventory.

The EAF also noted the following:

- Federal Waters, NYS Wetland, CT-7 (197.3 acres)
- Principal Aquifer
- Ag District 6

Principal aquifers are afforded special protection by regulations governing the siting of landfills, oil and gas wells, and tire stockpiles and are required to consult with the Division of Water (DOW). Given the project scope, consultation with the EPA or DOW would not be required as the project site is approximately 4 miles away from the Tug Hill Glacial Aquifer SSA and the use is not of which has special regulatory provisions as mentioned previously.

- **Signage:**
Required emergency contact information signs required by the FCC are the only signs proposed for this project which will be attached to the shelter or the compound fence. This appears to comply with Section 985 Signs, General Standards (All Zones).
- **Drainage:**
According to the reviewed Environmental Review Mapper (ERM), the property does not contain any identified wetland; however, the FEAR identified a NYS Wetland of 197.3 acres.

The FEAR noted the ground disturbance will be no more than .2 acres. Being that the ground disturbance is less than 1 acre, a SPEDES permit will not be required.

- **Parking:**
While Article VIII § 870 lacks standards for Telecommunication Towers/Antennas, given the nature of the use, parking is not necessary as it is an unmanned structure. It is noted that there will be parking available for two to three vehicles as well as a turnaround area. The proposed parking plan appears to be compliant with the intent of Article VIII § 805.
- **Community Facilities:**
The provided application states on page 2 that *“The proposed communication facility is unmanned and will be visited for routine maintenance purposes approximately 1-3 times per year. As such, this project will have no impact on existing water and sewage services.”*
- **Lighting:**
On page 5, the Applicant states *“So long as the height of the Telecommunications Tower is at or below 200 ft. above ground level, Applicant believes that no tower markings and/or lighting will be required under Federal Aviation Administration rules and regulations.”*
- **Landscaping and Screening:**
The applicant provided minimalistic landscaping utilizing existing vegetation with the addition of some shrubs. The tower will be secured with a 50'x50' fence.

Recommendation: Approve with the following Conditions

1. A new 12-foot-wide gravel access driveway on NYS Route 26 is proposed for egress/ingress; however, a NYSDOT driveway permit should be obtained prior to the issuance of a permit.
2. Site plans should be sent by the applicant to Cathy Fahsel at the Fort Drum Plans, Analysis & Integration Office to rule out any potential interference with the military base.
3. Compliance with all Local, State, and Federal regulatory requirements for this type of facility and the products stored.

Non-Binding Notes:

- A) The Town should consider reviewing the definition of Essential Facilities and consider whether telecommunication towers/antennas should be added therein or if they should have a standalone definition, which would also exclude them from the building maximum height requirement of 35’.
- B) The Town should consider adding a definition for nonresidential use as used in Section 410 especially if the intent is to use this as a catch-all for all other uses.
- C) The Board should consider if the height restriction intent is solely for buildings or if structures should be added. Currently, the law is written that the height restriction is applicable for buildings as defined as “*Shelter having a roof supported by column or walls and intended for the shelter or enclosure of persons, animals, or property*” unless specific to solar, or wind.

With no discussion or comments, Mr. Osborne motioned to approve with the conditions recommended. Mr. Hunt seconded the motion, which carried unanimously.

(7) Report of County Planner:

Responses from municipalities regarding previously submitted/reviewed projects:

Project Description	Final Action
T/V Lowville Joint Planning Board – Lowville Producers Dairy Cooperative	Approved

(8) Unfinished Business: None

(9) New Business: None

(10) Adjournment: There being no other business, a motion to adjourn the meeting was made by Mr. Hunt and seconded by Mr. Cook which carried unanimously. Mr. Lehman adjourned the meeting at 2:56 PM.

Respectfully submitted,



Casandra Buell
Director, Planning & Community Development

Note: These minutes have been transcribed from a recording but are not verbatim or quoted version, they are rather a documentation of the meeting events.