

**Planning Board Minutes
March 5, 2020**

Planning Board Members Present: Fred Fink, Julie Pellett, Daniel Compton, Matt Rogers, Steve Lester, Michael Donohoe.

Absent: Michael Woodruff

Others Present: Kimberly Rayburn (Secretary), James Kier (Building & Zoning) Bryan Marianacci (Applicant)

Fink opened the meeting at 7:30 pm.

I. TS1-20 1 Lot Subdivision Sketch Plan for 6905 St Rts 5&20 FJM Development, LLC Tax# 81.00-1-84.210. Parent parcel of 7.20 +/- acres. Remove Lot #2 of 2.683+/- acres. Leaving Lot #1 (remaining parent parcel) of 4.523 +/- acres.

Fink asked Marianacci to explain his proposal, Marianacci stated that they plan to remove Lot #2 of 2.683+/- acres. Leaving Lot #1 (remaining parent parcel) of 4.523 +/- acres. The chain link fence will remain on lot 1 and it will follow the east property line of lot 2. Each parcel will have a new septic system, a engineered system for both parcels was provided. A brief discussion was held, there were no further questions or comments.

Rogers made a motion to declare SEQR a type II action with no further action required, Lester seconded the motion. All Board members in attendance voted aye.

Donohoe made a motion and Lester seconded the motion to approve the Sketch Plan for TS1-20 1 Lot Subdivision Sketch Plan for 6905 St Rts 5&20 FJM Development, LLC Tax# 81.00-1-84.210. Parent parcel of 7.20 +/- acres. Remove Lot #2 of 2.683+/- acres. Leaving Lot #1 (remaining parent parcel) of 4.523 +/- acres.

Whereas:

1. Maps were accepted for Sketch and Final

Record of Vote:

Fink Aye Compton Aye Rogers Aye Lester Aye Donohoe Aye

All Board members present voted Aye, Vote was carried unanimously.

II. Discussion:

Solar: Rayburn informed the Board that the discussion list was given to Bryson (Town Attorney) and reviewed with herself and Wille (Town Supervisor). She stated the List needs to be updated with new information before it gets sent to the Town Board. Kier will get with his contact at RG&E for further clarification on the process of the CESIR, and reasonable cost and feasibility of capacity for the Town that includes neighboring substations. Lester stated he would be leaning towards a mega watt (mw) limit, the code can always be adjusted later if required, however he feels that there should be a maximum limit the Town will allow so we are not increasing the limit multiple times. Kier will again meet with Collins (Town Assessor) to obtain real data on agricultural acreage in the Town. Rogers would like to know how these projects are taxed. The Town considers the panels to be accessory structures, the applicants /owners of the project insist they are removeable and not taxable or should be taxed at a lower rate. There is a debate going on and the outcome will determine the taxes.

Fink and Rayburn will update the discussion list and the Board will review the Town of Seneca's code at the next meeting.

Speed reduction: Compton stated that the letter received from the NYS DOT did not give reasons why the request was denied, there was no discussion on the area around Veterans Park or the concerns the Town has, the review was done without concern for the seasonal nature of the entire portion of road in the request. He feels he needs to write a letter asking for more confirmation in the denial.

III. Minutes:

Minutes of February 6, 2020

**Lester made a motion and Donohoe seconded the motion to approve the minutes 2/6/2020
All board members present voted aye, Vote was carried unanimously.**

Minutes of February 20, 2020

**Lester made a motion and Rogers seconded the motion to approve the minutes 2/20/2020
All board members present voted aye, Vote was carried unanimously.**

IV. Meeting Adjourned:

**Lester made a motion and Rogers seconded the motion to close the meeting @ 8:20 pm.
All Board members present voted Aye, Vote was carried unanimously.**

Respectfully submitted,

Kimberly Rayburn
Planning & Zoning Board Secretary