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**Planning Board Minutes  
September 17, 2020**

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

(Call In: James Kier, Building & Zoning)

**Absent:** Michael Woodruff, Julie Pellett

**Others Present:** Kimberly Rayburn (Secretary), John Wadsworth, (Owner)

Fink opened the meeting at 7:30 pm, and the public hearing was open. Fink made a motion to waive the reading of the public notice Lester seconded the motion. Compton made a motion and Donohoe seconded the motion to close the public hearing. All Board members present voted Aye.

**I. TS2-20 1 Lot Subdivision Preliminary/Final Owner John Wadsworth 2244 St Rt. 444 tax map # 54.03-1-43.000.** Parent parcel of 4.1 +/- acres removing 2.158 acres to centerline of 2 leaving 2.227 acres to centerline lot 1 remaining parent parcel.

Fink stated that the farm note has been added to the maps. Rayburn asked if the shed had been moved yet. Wadsworth stated it had not but it will be.

**Rogers made a motion to declare SEQR an type II action, with no further action required Pellett seconded the motion. All Board members present voted Aye, Vote was carried unanimously.**

**Compton made a motion and Donohoe seconded the motion to approve the Preliminary/Final TS2-20 for 1 Lot Subdivision Preliminary/Final Owner John Wadsworth 2244 St Rt. 444 tax map # 54.03-1-43.000.** Parent parcel of 4.1 +/- acres removing 2.158 acres to centerline of 2 leaving 2.227 acres to centerline lot 1 remaining parent parcel.

**Whereas:**

1. The shed will be moved to meet the side setback of twenty-five feet.

**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.** Fink drafted some changes to the existing code, the Board went through the document and discussed possible changes and additions. As discussed at an earlier meeting, some changes to the order of how the code reads were made to make it easier for the applicant. Prior areas of concern are still being considered and new areas of concern were discussed. Some of them were: the Ag & Markets being part of the review process, businesses being exempt from a possible cap, if a ground mounted system required a SWPPP then a site plan would be required, the possibility of an increase in lot coverage to reduce acreage required and a possible limit of prime Ag acres to be used for solar projects. A discussion was held on solar battery storage facilities. The Battery storage issue is a separate issue and will require its own code. The Board will review the document and discuss it more at the next meeting.

Compton asked what is going on with the buffering on the Bennett Road project? Kier stated that he is discussing the issue with Solar Planet as the plan states they are required to replace the tree buffer if it were to have any issues. He also asked about David Spencer's approval and timeline as he has begun clearing some of his property. Kier stated he does not have a permit yet and he will look into that.

**V. Meeting Adjourned:**

**Pellett made a motion and Lester seconded the motion to close the meeting @ 8:40 pm.**

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

Respectfully submitted,

Kimberly Rayburn  
Planning & Zoning Board Secretary