

**MINUTES
SENECA COUNTY PLANNING BOARD
MARCH 12, 2020**

**FORMER OFFICE FOR THE AGING ROOM, 1ST FLOOR
COUNTY OFFICE BUILDING
WATERLOO, NEW YORK**

MEMBERS PRESENT: Betty Burger, Charles T. Brady, William Dalrymple, Mary Kelleher (Alternate), Michael Scaglione, Tom Scoles, John Swanson, Melvin Wagner, David Wood (Alternate)

MEMBERS CALLED: Gordon Burgess, Mark Lott, and Sally Kenyon

MEMBERS ABSENT: John Pigman Jr.

STAFF: Harriet Haynes, Sr. Planner, Joe McGrath, Grants Management Specialist, Justin Gahn, Staff Resource Assistant.
Department of Planning and Community Development

GUESTS: Lincoln Swedrock (BME), Adam Driscoll (Home Legacy), Dan Compitello (Delaware River Solar), Kristin Lemley (Delaware River Solar).

The meeting was called to order at 7:01 p.m. by Chairperson, William Dalrymple.

The Minutes of the February 13, 2020 meeting were approved by a motion of William Dalrymple and seconded by John Swanson. Carried 8 – 0.

PUBLIC COMMENTS:

None

GML Reviews:

1) Town of Fayette, Site Plan review, Delaware River Solar

Michael Scaglione moved and Charles Brady seconded adoption of Resolution 8-20, recommending request for a site plan review located in the Town of Fayette and requires review under Section 239 of the General Municipal Law because it is within 500 feet of County Road 121 (Canoga Road). Dan Compitello and Kristin Lemley, (from Delaware River Solar), introduced themselves and gave a presentation on the Canoga Rd. Solar Project. Mr. Compitello gave a small background on the surrounding area and the on Delaware River Solar company. Mr. Compitello explained that the area is currently cattle grazing land and will not hinder that grazing process. He mentioned that cattle cannot graze in the area where the solar panels will be due to their size and weight. He did mention that there alternative methods for grazing with the introduction of sheep or goats. Ms. Lemley explained a bit about the surrounding area and the drainage of the site into the preexisting swamp and river that are on the property. She then informed the board that grading of the site will not be need because of the pond and the river. Mr. Compitello then explained that lease agreement will run for 30 years with options for five year extensions and the decommission plan. He stated that once decommissioned that the area would return as it was, there will be very little effect on the environment. Mr. Compitello opened the meeting up to questions from the board. Mr. McGrath brought up three options for financial assurances that funding will

be available for decommissioning. a) Project owner may obtain a “letter of credit” in an amount at least equal to the then current estimated cost to decommission the solar facility b) Project owner may obtain a decommissioning bond with the Town as a party, in an amount at least equal to the then current estimated cost to decommission the solar facility c) Project Owner may deposit with the Town an amount at least equal to the estimated current cost to decommission the Solar Facility and then make annual payments. Mr. McGrath pointed out that option c was interesting and seemed it would be a great option for the Town of Fayette. Mr. McGrath then explained that the siting of this project is set back approximately 700 feet from State Route 414. The parcel also holds a moderately sized wooded area that will obscure a large portion of the installation. Motorists travelling north on State Route 414 will be able to view a small portion of the installation. Motorist travelling west on Canoga Road will not be able to view much of the project until they approach the intersection with State Route 414.

It may be beneficial to require that the woods in the North West corner of the parcel remain for the life of the installation to provide screening from Route 414 as well as the neighboring community center/church. There was some discussion on the life of the solar panels and Mr. Compitello assured the board that there is a 25 year guarantee on the panels and that in the event one were to break or become damaged that they would replace them with what panel is offered at that time. He then explained if more efficient panels are put in that the site cannot go over 5 megawatts of power. Mr. McGrath did make mention that at the current time there is no need for a subdivision but that could come up in the future. Carried 8 – 0.

2) Town of Seneca Falls, Special Use Permit, Site Plan Review & Area Variances, BME Associates/Home Leasing

John Swanson moved and Charles Brady seconded adoption of Resolution 9-20, which recommends adoption of the Special Use Permit and Area Variances located in the Town of Seneca Falls and requires review under Section 239 of the General Municipal Law because it is within 500 feet of NYS Route 5. Ms. Haynes explained the applicant proposes to convert the Huntington Building into approximately 50 apartment units. A new addition will be constructed on the west side of the structure and become the main entrance. The applicant proposes the reconstruction of the historic mansard roof, which will also mean the construction of a 4th floor. The plan is to also convert the garage area on the south of the main building into a 3 floor area. After Ms. Haynes introduction Lincoln Swedrock (BME) and Adam Driscoll (Home Legacy) gave a presentation on the Huntington Building and their proposal for making it an apartment complex. Mr. Swedrock explained they are intending to honor the historic nature of the building by restoring the mansard roof. This also adds an additional story onto the structure. Mr. Swedrock and Mr. Driscoll explained that the building would be converted into studio, one, and two bedroom apartments. Mr. Driscoll explained that they are working with Eagle Star program to allow for 25 apartments to be set aside for homeless veterans in the area. He then explained that the type of applicants would be income based. The building will be made ADA compliant. Mr. Swedrock then explained that there would be a small weight room, community room and laundry room on site. Mr. Swedrock then explained that a Variance be granted for the required number of parking spaces. They feel that 50 parking spaces would give them enough, even with 50 apartments. Their research of other properties showed that 60% of their residents had a vehicle. They felt that 50 parking spaces were enough for the occupants, the onsite manager, visitors, and the one maintenance staff. Ms. Haynes made mention that the only recreation and open space area that the applicants have proved the square footage for is the 780 sq. ft. playground area. The Seneca Falls zoning required 400 sq. ft. per unit or 20,000 sq. ft. for 50 units. There is also the possibly that an area variance would also be needed for recreational area. The board had a small discussion on the item and a roll call vote was done. Vote: 6 Ayes – 0 Nays. Tom Scoles and Mary Kelleher abstained. Action Not Carried. Our office received and accepted for review the actions regarding the above item February 27, 2020. The county planning board has until March 28, 2020 before the town Zoning Board of Appeals and Planning Board may take action. After that time the local boards may take action as if the County Planning Board had recommended approval. If the Town will not have taken action prior to our April 9, 2020 meeting we would be happy to review the action at

that time. The date of receipt for the review in April would be the date the Seneca County Planning and Community Development Department received word from the Town the review in April was requested.

3) Town of Tyre, Site Plan Review, Montezuma Winery

John Swanson moved and Tom Scoles seconded adoption of Resolution 3-20, which recommends that a request for Site Plan Review located in the Town of Tyre and requires review under Section 239 of the General Municipal Law because it is within 500 feet of State Routes 89 and 5, and the Seneca Falls Town Boundary. Ms. Haynes explained that the property received Site Plan approval for an approximately 40' X 48' addition to the current production area will extend east into the current lawn area last spring. In order to meet the required fire separation, it has been determined that it is more practical to get the required fire separation by constructing the new facility 14' from the current structure rather than to create the required fire separation on a shared wall. This proposal should have little impact on county plans, purposes, or the neighborhood character. Any impacts to either the county or adjacent town would stem from an increase in traffic on the adjacent State Highways. There is no anticipated significant increase in traffic to impact traffic at or near the intersection of Routes 89 & 20. Carried 8 – 0.

OLD BUSINESS: None

NEW BUSINESS: None

The meeting adjourned at 8:18 p.m. by motion of John Swanson III.

Respectfully submitted,

Justin M. Gahn
Secretary