

Town Board Meeting
October 15, 2018
6:30 p.m.

Present: Supervisor Aaron, Councilor Coville, Councilor Tucker, Councilor Badami, Councilor McCormack, Attorney Smith.

Also Present: Sue Murphy, Karen Barkdull, Jason Gabak (Skaneateles press), Melissa Clark (Abundant Solar), Valeria Tarallo, Martin Dillon, Megan Ehrhart (The Citizen), Bob Steehler (Labella Associates), Jim Greenfield (Deputy Supervisor)

Department Reports

Highway, Water, Transfer Station: Highway Superintendent Wellington reported to the Board that the Highway Department finished installing a new dump box and sander on a plow truck. He said this replaced an old sander body purchased in 2012 at auction for \$1000 and was approximately 20 years old and was no longer useful. He requested the Town Board to declare the sander body surplus, so he could get rid of it.

On a motion of Councilor Coville, seconded by Councilor Tucker and with unanimous (5-0) affirmation of the Town Board the Town Board declared the sander body purchased in 2012 as surplus.

Superintendent Wellington also stated they made equipment repairs, cleaned up fallen tree limbs, replaced several missing road signs, repaired a damaged guard rail on Gully Road, helped the Town of Marcellus with paving and helped the State DOT mill Route 41.

At the Water Department they replaced a faulty water meter on Highland Avenue, installed a new water service on New Seneca Turnpike, installed a check valve in the meter pit on Route 20 and also repaired a water break on Route 20. At the Transfer Station they had the first paint day, where the public had to harden their paint before dropping off and it went well. They began to frame the public access areas for the public heaters and held interviews for the part time position.

Superintendent Wellington stated to the Board he is requesting a permissive referendum to transfer the amount of not more than \$5,200 from the Highway Equipment Reserve account to replace 8 drive tires and 2 steer tires for the 2013 plow truck. And also, to replace one steer tire on the 2006 plow truck.

On a motion of Councilor Badami, seconded by Councilor Coville and with unanimous (5-0) affirmation of the Town Board, the Clerk was instructed to advertise to transfer the amount of not more than \$5,200 from the Highway Equipment Reserve account to replace 8 drive tires and 2 steer tires for the 2013 plow truck and to replace one steer tire on the 2006 plow truck subject to the permissive referendum requirements of Town Law and General Municipal Law.

Parks Department: Parks Director Sue Murphy reported the last Saturday Farmers Market was this past week and Thursday's Market will end November 15th. The terrace field at the park had been closed since it has been so wet, which made it tough for the Soccer program. They will be closing the Sims Building at the end of the month for the season. The boat washer had been

removed from the Mandana Parking area and was being stored in the Austin Pavilion for the winter. She also has been working on Playday for next year.

Budget: Supervisor Aaron stated Budget Officer Winkelman was not here this evening. Supervisor Aaron report the Town Board had their last budget meeting this morning.

Skaneateles Fire Department: No Report

Historian: Town Historian, Beth Battle, reported on the Sears & Robuck company.

*report attached

Minutes of October 1, 2018: On a motion of Councilor Tucker, seconded by Councilor McCormack, Councilors Badami and Coville abstained and with (3-0) affirmation of the Town Board, the minutes of October 1, 2018 were accepted.

Transfer Station Community Solar Project EAF: Attorney Smith reviewed the background of the Transfer Station Solar Project and the Environmental Assessment Form. He stated there was an introductory resolution passed and Part 1 of the Environmental Assessment form was referred to the Planning Board, Zoning Board, Onondaga County Planning and all the other requested agencies. Comments have been received from these referrals and all agree the Town of Skaneateles should act as lead agency for the purpose of SEQR. The Environmental Assessment Form (EAF) comes in three parts. The Environmental Assessment Form (EAF) is a tool the Board uses when complying with its obligations under SEQR. Part 1 has already been reviewed and signed by the Supervisor. Part 1 describes the project and what may be built. Part II identifies possible impacts on the environment the project may have. In the event the Board determines there may be moderate to large impacts on the environment the Board would then move on to Part III of the EAF to make a determination of significance.

In the event the Board determines there are potentially moderate to large impacts, three options in making a determination of significance are considered:

- a. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.
- b. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of conditions which will be required by the lead agency:
- c. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Attorney Smith stated SEQR does not indicate a decision one way or another if a project is approved, it just requires the Board to consider the environmental impacts of a project before a decision is made.

Attorney Smith reviewed with the Board that the Town Engineer, John Camp from C&S Engineering and Michelle Billingham, from Bond, Schoeneck and King reviewed the project and

provided pertinent comments to the Town Board. They questioned the ballasting system on which the solar panels would be installed. The solar panels will be mounted on this ballast system and will not require any excavation into the ground since the landfill area is covered by a CAP and can not be pierced. The town engineer is comfortable with this installation. Another question was regarding stormwater and if Abundant Solar will have to have a Stormwater Prevention Plan. He stated it is likely that they will, and a Stormwater Prevention Plan could be a requirement of the lease. Supervisor Aaron stated in the recommendation from the Onondaga County Planning Board they said a SPEDES Permit would be required. Attorney Smith state yes, this would be standard procedure for any large project. He also stated the solar panels that are not on the landfill portion of the property will be anchored into the ground. There will be a gravel road installed for access to maintain the panels. In total, the gravel road will cover 23,000 square feet. Other impermeable surfaces will be 2, 200-foot concrete pads for the generator.

Attorney Smith reviewed Part II of the Full Environmental Assessment Form and the Town Board gave the following answers:

1. Impact on Land

Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1) If “Yes”, answer questions a - j. If “No”, move on to Section 2.

YES

Attorney Smith recommended the answer to this would be yes, due to the installation of the H-pile anchors that will attach other panels to the ground outside the landfill capped area and the installation of the gravel road.

a. *The proposed action may involve construction on land where depth to water table is less than 3 feet.*

Relevant Part I Question: E2d NO or small impact

b. *The proposed action may involve construction on slopes of 15% or greater.*

Relevant Part I Question: E2f NO or small impact

c. *The proposed action may involve construction on land where bedrock is exposed or generally within 5 ft. of existing ground surface.*

Relevant Part I Question: E2a NO or small impact

d. *The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.*

Relevant Part I Question: D2a NO or small impact

e. *The proposed action may involve construction that continues for more than one year or in multiple phases.*

Relevant Part I Question: D1e NO or small impact

f. *The proposed action may result increased erosion, whether from physical disturbance or vegetation removal. (including from treatment by herbicides)*

Relevant Part I Question: D2e, D2q NO or small impact

g. *The proposed action is, or may be, located within a Coastal Erosion hazard area.*

Relevant Part I Question: B1i NO or small impact

h. *Other impacts*

2. Impact on Geological Features

The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g) If “Yes”, answer questions a - c. If “No”, move on to Section **NO**

3. Impacts on Surface Water

The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h) If “Yes”, answer questions a - l. If “No”, move on to Section 4. **NO**

4. Impact on Groundwater

The proposed action may result in new or additional use of groundwater or may have the potential to introduce contaminants to ground water or an aquifer. (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t) If “Yes”, answer questions a - h. If “No”, move on to Section 5. **NO**

5. Impact on Flooding

The proposed action may result in development on lands subject to flooding. (See Part 1. E.2) If “Yes”, answer questions a - g. If “No”, move on to Section 6. **NO**

6. Impacts on Air

The proposed action may include a state regulated air emission source. (See Part 1. D.2.f., D.2.h, D.2.g) If “Yes”, answer questions a - f. If “No”, move on to Section 7. **NO**

Councilor McCormack asked if there are any emissions from this project. Abundant Solar’s engineer, Bob Steehler stated the project will be powered by an electric generator.

7. Impact on Plants and Animals

The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) If “Yes”, answer questions a - j. If “No”, move on to Section 8. **YES**

Attorney Smith explained that the Project included land disturbances that will remove terrestrial plants, and therefore, the Project may result in some loss of flora or fauna. However, the Project will not have any significant adverse impacts on plants and animals.

The Project will not cause a significant reduction in useful habitat, the loss of plants or animals, or the loss or degradation of habitat used by such plants or animals, or of any threatened or endangered species, as listed by New York State or the Federal government. Predevelopment conditions at the Property consist of an active agricultural field, grassland, a transfer station and a decommissioned landfill. Following completion of the Project, the Property will largely continue to be covered by grassland. After completion of the Project, approximately 19.5 acres of the Property will be grassland covered by solar tables.

Typical predominant wildlife species using the property include squirrels, rabbits, raccoons, woodchucks, chipmunks, rodents, deer, foxes, coyotes, songbirds, crows, raptors, frogs, and snakes. The area surrounding the Property is also suitable habitat for these species. Many, if not all of these species may continue to use the Property as habitat following completion of the Project. Very few or no trees will be cut down in connection with the Project. U.S. Fish & Wildlife Service lists the Northern Long-Eared Bat and Eastern Massasauga (rattlesnake) as potential species of concern in the general area. However, the Environmental Resource Mapper indicates that the Property does not contain a confirmed habitat of any endangered or threatened species.

- a. *The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal Government, that use the site, or are found on, over, or near the site.*
Relevant to Part I Question: E2o NO or small impact
- b. *The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.*
Relevant to Part I Question: E2o NO or small impact
- c. *The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.*
Relevant to Part I Question: E2p NO or small impact
- d. *The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal Government.*
Relevant to Part I Question: E2p NO or small impact
- e. *The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.*
Relevant to Part I Question: E3c NO or small impact
- f. *The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community.*
Relevant to Part I Question: E2n NO or small impact
- g. *The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.*
Relevant to Part I Question: E2m NO or small impact
- h. *The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat.*
Relevant to Part I Question: E1b NO or small impact
- i. *Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.*
Relevant to Part I question: D2q NO or small impact
- j. *Other impacts:*

Attorney Smith stated abundant solar specified they would not be using any herbicides or pesticides, and the Town could make this requirement a part of the lease agreement.

8. Impact on Agricultural Resources

Attorney Smith explained the northern portion of this property is currently being farmed, he recommended the answer to this question be yes. Because of the area currently farmed his recommendation to the Board is to answer yes. The Project may impact a small amount of agricultural acreage. However, there will be no significant adverse impacts on the environment in connection with agricultural resources. A small proportion of the Property is currently farmed pursuant to a lease agreement with a neighboring farmer. The field in question is a small proportion of the farmer's farm operation and will not affect the viability of the farm operation as a whole. The Property is located in a state designated agricultural district. The developer will be required to file a notice of intent with the Department of Agriculture and Markets and comply with

construction standards promulgated by that agency. The land in question will not be irrevocably altered and could potentially be used as farmland at some point in the future.

The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) If “Yes”, answer questions a - h. If “No”, move on to Section 9. **YES**

a. *The proposed action may impact soil classified within soil groups 1 through 4 of the NYS Land Classification System.*

Relevant to Part I Question: E2c, E3b NO or small impact

b. *The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).*

Relevant to Part I Question: E1a NO or small impact

c. *The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.*

Relevant to Part I Question: E3b NO or small impact

d. *The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.*

Relevant to Part I Question: E1b, E3a Moderate to Large impact

e. *The proposed action may disrupt or prevent installation of an agricultural land management system.*

Relevant Part I Question: E1a, A1b NO or small impact

f. *The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.*

Relevant Part I Question: C2c, C3 NO or small impact

g. *The proposed project is not consistent with the adopted municipal Farmland Protection Plan.*

Relevant Part I Question: C2c NO or small impact

h. *Other impacts*

9. Impact on Aesthetic Resources

The land use of the proposed actions are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.) If “Yes”, answer questions a - g. If “No”, go to Section 10. **YES**

Attorney Smith recommended the Board answer this question yes. The Project will not have any significant adverse impacts on aesthetic resources. The Project will be visible from the road and from some of the high elevation areas on a ridge located at the neighboring conservation area. The area surrounding the perimeter of the Project is wooded and largely shielded from neighboring properties by the natural topography in the area. The conservation area is well used by Town residents who may be able to observe the Project from certain points in the trail system. However, the Property is currently utilized as an active garbage transfer station and inactive landfill. Given the history of uses on the Property and natural screening, very little visual impact is anticipated.

- a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.

Relevant Part I Question: **E3h Moderate to Large impact**

Attorney Smith recommended to the Board this question be answered "Moderate to large Impact" due to the location being adjacent to the Town of Skaneateles Conservation Area.

- b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.

Relevant Part I Question: **E3h, C2b NO or small impact**

- c. The proposed action may be visible from publicly accessible vantage points:

i. Seasonally Relevant Part I Question: **E3h Moderate to Large impact**

ii. Year-round Relevant Part I Question: **E3h Moderate to Large impact**

- d. The situation or activity in which viewers are engaged while viewing the proposed action is:

i. Routine travel by residents, including travel to and from work **Moderate to Large Impact**

ii. Recreational or tourism-based activities **Moderate to Large Impact**

- e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.

Relevant Part I Question: **E3h NO or small impact**

Attorney Smith stated his recommendation to the Board is to vote no or small impact. The location of the project is near but not on the Conservation Area therefore it would not diminish public enjoyment. The Board agreed.

- f. There are similar projects visible within the following distance of the proposed project 0-1/2 mile, 1/2 - 3 miles, 3-5 miles, 5+miles.

Relevant Part I Question: **D1a, E1a NO or small impact
D1f, D1g**

10. Impact on Historic and Archeological Resources

The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.) If "Yes", answer questions a - e. If "No", go to Section 11. **NO**

11. Impact on Open Space and Recreation

The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan. (See Part 1. C.2.c, E.1.c., E.2.q.) If "Yes", answer questions a - e. If "No", go to Section 12. **NO**

12. Impact on Critical Environmental Areas

The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d) If "Yes", answer questions a - c. If "No", go to Section 13. **NO**

13. Impact on Transportation

The proposed action may result in a change to existing transportation systems. (See Part 1. D.2.j) If "Yes", answer questions a - f. If "No", go to Section 14. **NO**

14. Impact on Energy

The proposed action may cause an increase in the use of any form of energy. (See Part 1. D.2.k) If "Yes", answer questions a - e. If "No", go to Section 15. **NO**

15. Impact on Noise, Odor, and Light

The proposed action may result in an increase in noise, odors, or outdoor lighting. (See Part 1. D.2.m., n., and o.) If "Yes", answer questions a - f. If "No", go to Section 16. **NO**

16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part I.D.2.q., E.1. d. f. g. and h.) If “Yes”, answer questions a - m. If “No”, go to Section 17. **YES**

Attorney Smith stated the Project will not have an impact on human health from exposure to new or existing sources of contamination. The Project shall be constructed on the former site of a decommissioned, capped, municipal landfill. The Project shall include ballast systems specifically designed for use on a landfill cap. The proposed ballast systems shall not damage the cap or impede the Town’s ability to access the landfill’s existing venting system. In the event of damage to the cap, it could be easily repaired and is not located in proximity to any residential development. The Project poses very little risk to human health and safety.

- a. *The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.*
Relevant Part I Question: **E1d** **NO or small impact**
- b. *The site of the proposed action is currently undergoing remediation.*
Relevant Part I Question: **E1g, E1h** **NO or small impact**
- c. *There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.*
Relevant Part I Question: **E1g, E1h** **NO or small impact**
- d. *The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).*
Relevant Part I Question: **E1g, E1h** **NO or small impact**
- e. *The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.*
Relevant Part I Question: **E1g, E1h** **NO or small impact**
- f. *The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.*
Relevant Part I Question: **D2t** **NO or small impact**
- g. *The proposed action involves construction or modification of a solid waste management facility.*
Relevant Part I Question: **D2q, E1f** **NO or small impact**
- h. *The proposed action may result in the unearthing of solid or hazardous waste.*
Relevant Part I Question: **D2q, E1f** **NO or small impact**
- i. *The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.*
Relevant Part I Question: **D2r, D2s** **NO or small impact**
- j. *The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.*
Relevant Part I Question: **D2r, D2s** **Moderate to Large Impact**

Attorney Smith stated the project is being constructed on the closed landfill and the roadway will be installed. Abundant Solar’s engineer, Bob Steehler stated a standard H-pile driven foundation system will be used. The H-pile driven foundation system will result in minimal disturbance to

the land. It will be drilled into the ground and compact the soil. Installing the roadway will require the topsoil to be removed. Attorney Smith stated there 915 panels that will be installed. Councilor McCormack asked how far in the ground they go. Mr. Steehler answered 4 to 8 feet. Attorney Smith explained the 915-panels include h-piles and ballasted panels, so not all panels will be installed with the h-piles. The south half of the property is where the ballasted systems will be used for installation not the h-piles. This south side is the location of the covered landfill. No h-piles will be used to install on the landfill, but he recommends answering yes/moderate to large since there will be excavation within 2000 feet of a landfill, it should be considered moderate to large. The Board agreed.

k. *The proposed action may result in the migration of explosive gases from a landfill site to adjacent off-site structures.*

Relevant Part I Question: E1f, E1g NO or small impact

l. *The proposed action may result in the release of contaminated leachate from the project site.*

Relevant Part I Question: D2s, E1f, D2r NO or small impact

m. *Other Impacts*

17. Consistency with Community Plans

The proposed action is not consistent with adopted land use plans. (See Part 1. C.1, C.2. and C.3.) If “Yes”, answer questions a - h. If “No”, go to Section 18 **YES**

Attorney Smith recommended the Board answer Yes to this question since the proposed project does not comply with current zoning. The Board agreed.

Councilor McCormack asked if the Town is bound by the zoning laws. Attorney Smith stated, no the Board will have the choice if they should follow the Town’s zoning laws or they have the legal right to assert immunity from zoning since it is on public land. The Board can choose to comply with zoning and then the project would go through the Planning and Zoning process.

a. *The proposed action’s land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).*

Relevant Part I Question: C3, D1a, E1a, E1b Moderate to Large Impact

b. *The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%. +*

Relevant Part I Question C2 NO or small impact

c. *The proposed action is inconsistent with local land use plans or zoning regulations.*

Relevant Part I Question: C2, C2, C3 Moderate to Large Impact

Attorney Smith recommended answering Moderate to large impact since it does not comply with the set-back requirements of the Town’s Solar Law.

d. *The proposed action is inconsistent with any County plans, or other regional land use plans.*

Relevant Part I Question C2, C2 NO or small impact

e. *The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.*

*Relevant Part I Question C3, D1c, D1d NO or small impact
D1f, D1d, E1b*

f. *The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.*

Relevant Part I Question C,4,D2c, D2d, D2j NO or small impact

g. *The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action).*

Relevant Part I Question C2a NO or small impact

h. *Other Impacts*

18. Consistency with Community Character

The proposed project is inconsistent with the existing community character. (See Part 1. C.2, C.3, D.2, E.3) If “Yes”, answer questions a - g. If “No”, proceed to Part 3. **YES**

Attorney Smith recommended the answer to this question be Yes. The surrounding area is woodlands, farms and low density residential. The Board agreed.

a. *The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.*

Relevant Part I Question Ee3, E3f, E3g NO or small impact

b. *The proposed action may create a demand for additional community services (e.g. schools, police and fire).*

Relevant Part I Question C4 NO or small impact

c. *The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.*

Relevant Part I Question C2, C3, D1f, D1g, E1a NO or small impact

a. *The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.*

Relevant Part I Question C2, E3 NO or small impact

b. *The proposed action is inconsistent with the predominant architectural scale and character.*

Relevant Part I Question: C2, C3 Moderate to Large Impact

Attorney Smith recommended answering this question moderate to large impact. It is a large power producing facility unlike anything in the area. The Board agreed.

c. *Proposed action is inconsistent with the character of the existing natural landscape.*

Relevant Part I Question: C2,C3,E1a, E1b, E2g,E2h Moderate to Large Impact

Attorney Smith recommended answering moderate to large impact to this question. The Board agreed.

d. *Other Impacts*

Attorney Smith stated to the Board before they make their determination he explained the Town’s Comprehensive Plan states on page 21 that community-based renewable energy programs that promote sustainable energy production should be encouraged. The Property is currently not

capable of being developed for any other purpose due to its status as an inactive landfill. The Project is one of the few opportunities available to the Town to make use of the Property.

The Project does not comply with the Town's Solar Law. However, the Project is uniquely situated in an area with minimal residential development and adequate natural screening. The perimeter of the property has natural wooded screening.

The Town has also considered synergistic and cumulative impacts and concluded that the Project will not have a significant adverse impact on the environment.

Councilor Badami asked if there is any proposed screening for the road frontage. Attorney Smith stated no, not at this point. Councilor Badami asked Abundant Solar if they would consider adding some plantings to screen the project from the road and the house across the street.

Melissa Clark, Abundant Solar said yes, they could incorporate plantings along the road in the planning.

Supervisor Aaron asked if there are any plans to remove any trees. Ms. Clark stated no, not at this time.

Attorney Smith said these requests could be incorporated in the lease.

Councilor Tucker asked about the fencing that will be installed. Ms. Clark stated they usually install 8-foot tall fences. She stated they are looking a 6-foot fence around these units since there is a large population of deer that could try to jump the fence and possibly get hurt if the fence was 8- feet tall. Councilor Tucker stated the Town code is for a maximum of 6-foot fencing. The 6-foot fence would comply with our code.

Attorney Smith reviewed Part 3 of the Full Environmental Assessment Form, the Evaluation of the Magnitude and Importance of Project Impacts and Determination of Significance. He reviewed the following three determinations on part 3 the Board can make:

A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency: There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.d).

C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued

Supervisor Aaron asked about a plan for the stormwater runoff. Mr. Steehler answered they will complete a Stormwater Prevention Plan as part of the project. Solar Panels do not increase storm water runoff. The only part of the project that will affect the stormwater runoff and drainage is the gravel driveway. Supervisor Aaron asked if he would recommend a detention basin for this project. Mr. Steehler stated, he would foresee plantings and green infrastructure as required by the NYS DEC. She asked if they had applied for the NYS DEC permits for this project? He stated the only permit needed would be a SWPP Permit from the NYS DEC for the stormwater management and this is typically done later in the process.

On a motion of Supervisor Aaron , seconded by Councilor McCormack and with unanimous (5-0) affirmation of the Town Board, The Town Board has not identified any significant adverse environmental impacts associated with the Project and none are known to the Town Board and The Town Board hereby approves and adopts the FEAF for the Project (Parts 1, 2, and 3) with its supporting written elaboration, issues a Negative Declaration, and will not require the preparation of an environmental impact statement for the Project.

****Resolution Attached***

Introductory Local Law 2018-C Discussion: Supervisor Aaron stated this local law was introduced at the last meeting. She stated it was not the intention of the Town Board to restrict any one from cutting firewood on their own property for their own use. The wording in Local Law 2018-C has been interpreted this way. She stated she was requesting the Board agree to cancel the Public Hearing scheduled for November 19th in order for the Board to further review the wording of this proposed Local Law and allow more time for the Planning and Zoning Boards to review.

On a motion of Councilor Tucker, seconded by Councilor McCormack and with unanimous (5-0) affirmation of the Town Board, the Public Hearing for Local Law 2018-C scheduled for November 19th at 7:00p.m. was cancelled and the proposed Local Law will continue to be reviewed and reintroduced at a future date.

Dry Hydrants Bid: Supervisor Aaron reported the Bid Opening for the Dry Hydrant was held on October 12th at 10:00a.m. There were two bids received for the following:

1. Slate Hill Constructors:

Base Bid – Location Clift Park:	\$192,165.00
Add on #1 - Location Thayer Park	\$168,865.00
Add on #2 - Location Between sidewalk & Road at Clift Park	\$ 25,200.00

2. Syracuse Utilities:

Base Bid – Location Clift Park:	\$66,595.00
Add on #1 - Location Thayer Park	\$66,981.00
Add on #2 - Location Between sidewalk & Road at Clift Park	\$ 6,740.00

These bids are being reviewed by the Town Engineer and the Fire Department.

Councilor Tucker asked about the depth of the pipes. Supervisor Aaron stated the pipes might have to be installed deeper to be level with the lake. She stated they are in discussions with the Fire Department and the engineers.

LED Street Lighting: Supervisor Aaron stated one bid for the LED Street Lighting Project was received from the John W. Danforth Company. The bid was for a total initial project cost of \$241,760. Also, a proposal was received from the New York Power Authority for a total project cost of \$202,343. Supervisor Aaron asked Attorney Smith to explain how the Board can accept the proposal from the New York Power Authority (NYPA) even though NYPA did not bid on the project. Attorney Smith explained to the Board only one bid was received therefore the Board is under no obligation to accept that bid. It has been brought to our attention from Amanda Mazolli from the Central New York Regional Planning and Development Board (CNYRPDB) that the NYPA does these projects and provides services and bids out to sub-contractors to get the best price. The Town can accept this proposal from NYPA outside the bidding process pursuant to State Law since the NYPA is a State entity and their price was below the one bid received from John W. Danforth Company.

Supervisor Aaron explained this is for the purchase of the street lights and the conversion to LED. The Town would have ownership of the street lights and save a considerable amount of money. It is estimated the Town could save up to \$400,000 over 25 years. The Town has a \$50,000 Clean Community grant for this project as well.

On a motion of Supervisor Aaron, seconded by Councilor Tucker and with unanimous (5-0) affirmation of the Town Board, the Town Board agreed to reject the bid from the John H. Danforth Company for the LED Street Lighting Project in the amount of \$241,760.

On a motion of Supervisor Aaron, seconded by Councilor Tucker and with unanimous (5-0) affirmation of the Town Board, the Town Board agreed to accept the proposal from the New York Power Authority to convert all the street lights in the Town of Skaneateles to LED for the cost of \$202,343.15, and authorize Supervisor Aaron to sign the contract.

Councilor McCormack and Councilor Tucker asked if we have to accept the financing part of the proposal. Supervisor Aaron stated Budget Officer Winkelman said the Town was prepared not to finance the project, there is money saved. Councilor Tucker asked who will be servicing and maintaining the lights. Supervisor Aaron stated the Town will still need to work with the NYPA on that.

2019 Budget Public Hearing – November 5, 2018 7:00 p.m.: On a motion of Councilor McCormack, seconded by Councilor Badami and with unanimous (5-0) affirmation of the Town Board a Public Hearing on the 2019 Preliminary Budget was scheduled for 7 p.m. on November 5, 2018.

Town of Skaneateles General Liability Insurance RFP – Schedule Bid Opening November 20, 2018 at 10:00a.m.: Supervisor Aaron stated the Town is going out to bid for quotes on the Town of Skaneateles General Liability Insurance and they need to schedule a bid opening date.

On a motion of Councilor Badami, seconded by Councilor Tucker and with unanimous (5-0) affirmation of the Town Board, the Board scheduled a bid opening for the Town of Skaneateles General Liability Insurance for November 20, 2018 at 10:00a.m.

Transfer Station Appointment: Supervisor Aaron stated this will be discussed in executive session.

Announcements/Correspondence/Updates

▪ *Landscaping for Water Quality – October 23, 2018 at the Skaneateles High School Auditorium at 7:00p.m.:* Supervisor Aaron announced there will be a program by Cornell Corporate Extension regarding “Landscaping for Water Quality”.

▪ *Zoning & Comprehensive Plan Update:* Supervisor Aaron stated Joel Russell’s schedule is to complete the Comprehensive Plan and Zoning updates and have them to the Board by the end of the month.

▪ *Planning Board and BAR Openings Update:* Supervisor Aaron stated there is an Assessment Board of Review member position which is expiring at the end of the month and an opening on the Planning Board.

▪ *Hamlet Committee Update:* Supervisor Aaron announced the following Hamlet Committee Members: Richard Eldredge, Douglas Hamlin, Deborah Durr, Edward Frank, Jill Marshall. Councilor Badami stated he would contact them and set up a meeting.

▪ *Part Time Codes Enforcement Officer Update:* Supervisor Aaron announced the Town would be advertising for a part-time codes enforcement officer.

Public Comment: Beth Batlle asked the Board about the Solar Project at the Transfer Station and if they had thought about vandalism. Supervisor Aaron stated the panels will be fenced in. Attorney Smith replied that if the panels were damaged it would be the responsibility of Abundant Solar, they are the owners and the Town will be leasing from them.

Budget Amendments: On a motion of Councilor Tucker, seconded by Councilor Coville and with unanimous (5-0) affirmation of the Town Board the following budget amendments were authorized for the abstract #18-020:

General Fund

\$ 215.00	Increase	065101.01.001.00	Veterans Services – P/S
\$ 215.00	Decrease	019904.01.004.00	Contingency
Cost of having additional hours and wages			

Part Town Fund

\$ 375.00	Increase	080114.02.004.00	Codes Officer – C/E
\$ 375.00	Decrease	080114.02.004.39	Codes Officer – Other Cont
Additional cost associated with change in personal			

Abstract #18-020: On a motion of Councilor Tucker, seconded by Councilor Coville and with Unanimous (5-0) affirmation of the Town Board voucher #18- to #18-0998 were authorized from the following funds:

General Fund:	\$ 50,085.16	Part Town:	\$ 8,077.82
Highway:	\$ 7,102.48	Water:	\$ 14,869.12

T & A:	\$ 2,402.19	Highway P/T	\$ 52,991.92
Sewer;	\$ 1,510.20	Lighting	\$ 349.55
Total:	\$137,388.44		

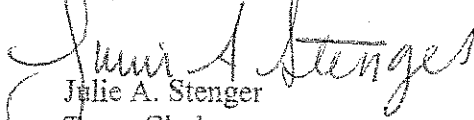
Executive Session: On a motion of Councilor McCormack seconded by Councilor Tucker and with unanimous (5-0) affirmation of the Town Board the meeting was adjourned to Executive Session at 8:05 p.m. to discuss potential litigation and part-time Transfer Station appointment.

On a motion of Councilor Coville, seconded by Councilor McCormack and with unanimous (5-0) affirmation of the Town Board the meeting returned to open session at 9:15 p.m.

On a motion of Councilor Tucker, seconded by Councilor Coville and with unanimous (5-0) affirmation of the Town Board, the Board authorized Highway Superintendent Allan Wellington to hire Lee Swats for the Part Time position at the Transfer Station, for 24 hours per week at a wage of \$15.00 per hour through 2019.

On a motion of Councilor Coville, seconded by Councilor Badami and with unanimous (5-0) affirmation the meeting adjourned at 9:15 p.m.

Respectfully submitted,


 Julie A. Stenger
 Town Clerk