

**TOWN OF SKANEATELES
PLANNING BOARD
MEETING MINUTES
November 15, 2022**

Donald Kasper
Douglas Hamlin
Scott Winkelman
Jill Marshall
Jon Holbein
Scott Molnar, Legal Counsel
Emma Aversa, P.E. (C&S Engineers)
Howard Brodsky, Town Planner
Karen Barkdull, Clerk

Chair Kasper opened the meeting at 6:30 p.m. The meeting minutes of October 18, 2022 were previously distributed to the Board and all members present acknowledged receipt of those minutes.

WHEREFORE, a motion was made by Member Hamlin and seconded by Member Holbein to approve the minutes as corrected. The Board having been polled resulted in the affirmance of said motion. Member Marshall abstained from the vote due to her absence last month.

RECORD OF VOTE

Chair	Donald Kasper	Present	[Yes]
Member	Douglas Hamlin	Present	[Yes]
Member	Scott Winkelman	Present	[Yes]
Member	Jill Marshall	Present	[Abstain]
Member	Jonathan Holbein	Present	[Yes]

The meeting minutes of November 3, 2022 were previously distributed to the Board and all members present acknowledged receipt of those minutes.

WHEREFORE, a motion was made by Chair Kasper and seconded by Member Marshall to approve the minutes as corrected. The Board having been polled resulted in the affirmance of said motion.

RECORD OF VOTE

Chair	Donald Kasper	Present	[Yes]
Member	Douglas Hamlin	Present	[Yes]
Member	Scott Winkelman	Present	[Yes]
Member	Jill Marshall	Present	[Yes]
Member	Jonathan Holbein	Present	[Yes]

Public Hearing- Special Permit

Applicant	Jolene Fitch	Property:
	2678 East Lake Rd	1400 East Genesee St
	Skaneateles, NY 13152	Skaneateles, NY 13152
		Tax Parcel #042.-01-10.0

Present: Jolene Fitch, Managing Partner of Fingerlakes Fabrics; Bruce Pollock, Property Owner

An updated survey reflecting the creek that runs through the property and under a portion of the building was submitted to the town. Mr. Pollock commented that the merger paperwork has been submitted to the town and will be processed as part of the board's approval. Chair Kasper inquired about the lighting on the property. Mr. Pollock said that he had spoken with Mr. Eggleston, and they will be replacing the lighting with night sky compliant lighting. They have a lift coming to be able to reach the light fixtures. Chair Kasper inquired if the sidewalk is lit at night and Ms. Fitch said that she did not notice any lighting. The applicant will be leasing the middle section of the building.

WHEREAS, a motion was made by Chair Kasper and seconded by Member Hamlin, the Planning Board declared this application a Type II action pursuant to 6 NYCRR617.5(c)(18) and not subject by SEQR for further review. The Board having been polled resulted in the unanimous affirmation of said motion.

At this time, Chair Kasper opened the Public Hearing and asked if there was anyone in favor of the project. Bob Eggleston, 1391 East Genesee Street, said that he is in support of the proposed use across the street and that it is an appropriate use. The existing lighting does cast onto his property, and it was installed by the prior owner when there were a lot of trees up front. The next owner cut down the trees and the lights being replaced with night sky compliant lighting would help.. Chair Kasper asked if there was anyone wishing to speak in opposition or had any other comments. No one spoke in opposition or had any other comments.

WHEREFORE, a motion was made by Member Marshall and seconded by Member Winkelman to close the public hearing. The Board having been polled resulted in the unanimous affirmance of said motion.

Chair Kasper said that there should be a ten foot easement along the highway for a sidewalk to comply with the Eastern Gateway Plan, and Mr. Pollock agreed. Member Winkelman inquired on the number of parking spots that are available and Mr. Pollock stated that there are 98 for the building.

NOW, THEREFORE, BE IT RESOLVED, upon a motion made by Member Scott Winkelman and duly seconded by Member Douglas Hamlin, and after an affirmative vote of all Members present, as recorded below, the Town of Skaneateles Planning Board **APPROVES** the Application, and hereby issues a Special Permit with Site Plan approval for the Application, with standard conditions and additional conditions as follows:

1. That the Special Permit/Site Plan Approval shall expire if the Applicant fails to comply with the conditions stated within 18 months of its issuance and fails to obtain a fire safety inspection with the Town Codes Enforcement Officer, or if its time limit expires without renewal; and
2. That the Narrative and Detail Site Plan, dated October 3, 2022 prepared by the Applicant, Jolene Fitch, be strictly followed; and
3. That the Applicant will modify or replace the existing exterior lighting to become night sky compliant to prevent light from shining directly onto neighboring properties or public ways; and
4. That the two existing lots be merged by the Applicant's submittal of a lot combination request through the Assessor's Office; and
5. That the Applicant will cooperate with any future eastern gateway plans with a ten foot sidewalk easement; and

6. That the Applicant obtain the approval of any other agency or authority having jurisdiction over the Application or Property.

RECORD OF VOTE

Chair	Donald Kasper	Present	[Yes]
Member	Douglas Hamlin	Present	[Yes]
Member	Scott Winkelman	Present	[Yes]
Member	Jill Marshall	Present	[Yes]
Member	Jonathan Holbein	Present	[Yes]

Public Hearing Continuance– Special Permit

Applicant: Skaneateles PV LLC
 Brewster & DeAnn Sears
 2825 West Lake Road
 Skaneateles, NY 13152
Tax Parcel#051.-02-17.00

Present: Nancy Vlahos, Kevin Bliss, RIC Energy; Ivo Tomchev, Nicholas Fozmanowicz, Wendel Co.

Site plan page 401 was updated to reflect the expanded area to the east of the solar array to include the landscape buffer in the limited area of disturbance. Pollinator seed mix has been added between the array and fence line. Member Winkelman inquired why the pollinators are not between the panels and Mr. Bliss responded saying that there is already clover between the panels which is also considered a pollinator. The landowner is considering raising bees that will use the pollinator plants. Member Marshall asked about plantings between the property and the neighbor’s property to the north. Member Winkelman explained that there are existing hedgerows between the properties and specifically that the solar facility is set back from the residential lot with a substantial hedge and ponds.

Counsel Molnar reviewed the findings and proposed resolution with the board.

WHEREAS, the Board reviewed the Major Special Permit criteria required by §148-10-7B of the Town Code as it relates to the Application, and rendered the following findings (“Major Special Permit Findings”):

- (1) That the Application will comply with all provisions and requirements of this chapter and of all other local laws and regulations and will be consistent with the purposes of the land use district in which it is located, with the goals of the Comprehensive Plan, and with the purposes of this chapter.
- (2) That the Application will not result in the release of harmful substances or any other nuisances, nor cause excessive noise, dust, odors, solid waste, or glare.
- (3) That the Application will not adversely affect the general availability of affordable housing in the Town.
- (4) That the Application will not cause undue traffic congestion, unduly impair pedestrian safety, convenience, or comfort, or overload existing roads, considering their current width, surfacing and condition.
- (5) That the Application will have appropriate parking and be accessible to fire, police, and other emergency vehicles.
- (6) That the Application will not overload any public water, drainage or sewer system or any other municipal facility or service, including schools.

- (7) That the Application will not degrade any natural resource, ecosystem, or historic resource, including Skaneateles Lake or Owasco Lake.
- (8) That the Application will be suitable for the property on which it is proposed, considering the property's size, location, topography, vegetation, soils, natural habitat, and hydrology and, if appropriate, its ability to be buffered or screened from neighboring properties and public roads.
- (9) That the Application will be subject to such conditions on operation, design and layout of structures and provision of screening, buffer areas and off-site improvements as may be necessary to ensure compatibility with surrounding uses and to protect the natural, historic, and scenic resources of the Town.
- (10) That the Application will be consistent with the community's goal of concentrating retail businesses in the Village and hamlets and locating nonresidential uses that are incompatible with residential use on well-buffered properties.
- (11) That the Application will comply with relevant site plan review standards of § 148-10-6 and The Rural Siting Principles in Town Policy and Guideline Book shall be taken into consideration.
- (12) That the Application will have no greater overall impact on the site and its surroundings than would full development of uses of the property permitted by right; and.

WHEREAS, the Applicant proposed, and the Planning Board found that the Application has been presented in compliance with site plan standards and criteria set forth in Town Code Section 148-10-6, as set forth in the Applicant's Narrative dated June 1, 2022 ("Narrative").

WHEREAS, the Applicant has also submitted for Planning Board review and comment the following engineered drawings, plans, correspondence and reply agency communications in connection with the Project:

1. Site Plan Package (collectively the "Site Plan") G001, C101, C102, C201, C202, C301, C401, C402, C501, C502. Pages 1-10 prepared by Wendel Architectural, Engineers, Surveyor, and Landscape Architecture P.C. dated May 31, 2022, and last updated November 11, 2022
2. Grading Plan C301 prepared by Wendel Architectural, Engineers, Surveyor, and Landscape Architecture P.C. dated May 31, 2022, and last updated November 11, 2022
3. Visual Impact Analysis pages 1-8 prepared by RIC Energy dated May 31, 2022
4. National Grid Coordinated Electric System Interconnection Review Pages 1-19 dated September 21, 2021
5. New York Parks, Recreation and Historic Preservation letter of no impact dated June 7, 2022
6. Onondaga County Planning Board resolution July 6, 2022
7. SWPPP pages 1-386 prepared by Wendel Architectural, Engineers, Surveyor, and Landscape Architecture P.C. dated June 2022
8. SWPPP Phasing Plan C1 prepared by Wendel Architectural, Engineers, Surveyor, and Landscape Architecture P.C. dated May 31, 2022

9. Decommissioning Plan and Cost Analysis pages 1-8 prepared by RIC Energy dated June 1, 2022, and revised November 2, 2022
10. Wetlands Determination pages 1-64 prepared by Wendel Architectural, Engineers, Surveyor, and Landscape Architecture P.C. dated November 30, 2021
11. Department of the Army wetlands jurisdiction determination pages 1-10 dated February 9, 2022
12. Statement of Compliance to Regulating Agencies, National Grid, etc. dated May 31, 2022
13. FAA determination of no hazard to navigation pages 1-5 dated March 29, 2022
14. US Department of Interior Fish & Wildlife Resources list of endangered species Pages 1-2 dated May 24, 2022
15. NYSDEC Environmental Resources Map pages 1-5 dated May 31, 2022
16. Product Manufacturer Information sheets pages 1-6 dated May 31, 2022
17. LIDAR elevation and Topography Maps pages 1-2 dated May 31, 2022
18. FEMA Floodplains Map pages 1-2 dated May 31, 2022; and
19. Farmlands Soils Map pages 1-5 dated May 31, 2022; and
20. City of Syracuse Water Department Memo page 1, dated June 6, 2022; and
21. RIC response letter to City of Syracuse Water Department, pages 1 - 4 dated, October 3, 2022; and

WHEREAS, the Planning Board further considered the requirements of Town of Skaneateles Code Section 148-5-8-D-2.c, which prohibit ground mounted solar systems from being installed in any location that would substantially detract from or block the view(s) of all or a portion of a view-shed listed or referred to in the adopted Town of Skaneateles Open Space Plan or Comprehensive Plan, finding that the proposed Project is uniquely sited upon property which cannot be viewed from any portion of a listed view-shed in the Town, or from the public right of way of West Lake Road.

NOW, THEREFORE, upon a motion made by Chair Donald Kasper, and duly seconded by Member Douglas Hamlin, and after an affirmative vote of all Members present, as recorded below, **BE IT RESLOVED** that the Town of Skaneateles Planning Board **APPROVES** the Application, with the following conditions:

- A.** The foregoing deliberation of Major Special Permit Findings pursuant to §148-10-7-B, and Significant View-Shed limitations of § 148-5-8-D-2.c of the Town Code are hereby approved and incorporated in this Resolution as if set forth at length.
- B.** The Special Permit and Site Plan approval granted herein, which authorizes the Applicant to undertake and complete the Project, shall be completed in strict compliance with all drawings and plans constituting the Site Plans, and the Narrative.

- C. Prior to the issuance of a building permit for any land disturbance or the construction of any structures, the following conditions shall apply:
1. **THAT** no building permits be issued until the Applicant receives and/or provides to the Planning Board a SPDES Permit from the New York State Department of Environmental Conservation; and
 2. **THAT** the Project is classified as a community solar system pursuant to Skaneateles Town Code Section 148-5-8-C-2, which shall apportion electrical output to individual end-users through a legally binding agreement and management system, final form documentation for which shall be submitted for Planning Board Chair and Planning Board Attorney review and approval, including documentation from National Grid and/or NYSERDA (managing the NY-Sun program) to demonstrate the Project is registered and will be receiving compensation as a Community Distributed Generator; and
 3. **THAT** a Project Decommissioning Plan with Decommissioning Cost Estimate be submitted to the Planning Board Chair, Town Engineer, and Planning Board Attorney for review and approval, and that prior to the commencement of any work to construct the Project, that a duly executed, valid and binding undertaking be submitted by the Applicant in favor of the Town of Skaneateles, its successors and assigns, to assure that all costs of repair or decommissioning the Project be paid for by a surety, letter of credit provider, or accumulation of escrow of funds, as an when repair or decommissioning of the Project is required under the Decommissioning Plan (the “Decommissioning Assurance”).
 4. **THAT**, no building permits be issued until the Applicant schedules and completes a preconstruction meeting with the Town Code Enforcement Officer.
- D. After issuance of a building permit for the Project, the following conditions shall apply:
1. **THAT** the completed Project shall be as depicted and or described on all drawings and plans constituting the Site Plans, and operated as stated in the Application and Narrative; and
 2. **THAT** the Site Plan approval memorialized herein shall expire if the Applicant fails to comply with the conditions stated herein within 18 months of issuance of these Resolutions, or if Site Plan approval expires without renewal; and
 3. **THAT** all required permits, if any, be obtained from the New York State Department of Environmental Conservation, and any other agency or authority having jurisdiction over the Property or Project; and
 4. **THAT** existing vegetation or landscaping be maintained around the perimeter of the Project so that the Project is not visible to adjacent properties. The existing condition trees, shrubs and ground cover (hereafter the “Woodland Buffer”) located on the Property within the Limits of Disturbance (“LOD”) as depicted on the Site Plan, including but not limited to Plan C401-402, be left in a natural condition, undisturbed by the Applicant or any other party, and that any diseased or failing trees be maintained and/or replaced at all times in the Woodland Buffer while the Project remains an active

energy producing system upon the Property, to preserve the Woodland Buffer and its ability to visually screen the Project from view by adjacent properties; and

5. **THAT** the Decommissioning Assurance remain valid and in full force and effect, for the benefit of the Town of Skaneateles, throughout the life of the Project, binding upon the surety, letter of credit provider or escrow agent holding an accumulation of decommissioning funds, at all times prior to decommissioning repair or removal of the Project from the Property.
6. **THAT** the Applicant fund an escrow to pay for engineering services and review by the Planning Board Engineer of not less than \$2,500.00.

Member Marshall inquired on the seven poles that are proposed along the driveway and Chair Kasper said that they are a requirement from National Grid and owned by them. Mr. Tomchev said that they are standard wood power poles along the gravel road. There are an existing bank of trees that area located on the north and south sides of the proposed driveway. Member Winkelman also noted that they will be adding 105 eight foot tall evergreen trees to assist with screening the solar array.

RECORD OF VOTE

Chair	Donald Kasper	Present	[Yes]
Member	Douglas Hamlin	Present	[Yes]
Member	Scott Winkelman	Present	[Yes]
Member	Jill Marshall	Present	[Yes]
Member	Jonathan Holbein	Present	[Yes]

Chair Kasper commented that this location is a perfect setting for a community solar array and will set the standard for other arrays going forward.

Extension Request – Site Plan Review

Applicant:

3406 W Lake Rd LLC
5197 Point East Dr
Jamesville, NY 13078

Property:

2346Thorton Grove North
Skaneateles, NY 13152
Tax Map #056.-03-16.2

Present: JoAnne Gagliano, EDR

The applicant is requesting an additional 18 months to the approved site plan issued on April 20, 2021.

WHEREAS, a motion was made by Member Marshall and seconded by Member Hamlin. the Planning Board adopted and ratified its prior SEQRA determination for the Application, which was a determination that the Application constitutes a TYPE II single family residential project action, not subject to further SEQRA review. The Board having been polled resulted in the unanimous affirmance of said motion.

NOW, THEREFORE, BE IT RESOLVED, upon a motion made by Chair Donald Kasper and seconded by Member Jill Marshall, and after an affirmative vote of all Members present, the Skaneateles Planning Board **APPROVES** the Extension Application for an additional eighteen (18) months from the date hereof, with the following conditions:

1. That the Original Site Plan and Construction Narrative approved for the Project shall be followed in all respects for the construction of buildings and improvements not otherwise completed to the date hereof, and the Approving Resolution of the Planning Board be followed in all respects, except as extended hereby for a period of eighteen (18) months from the date hereof.

RECORD OF VOTE

Chair	Donald Kasper	Present	[Yes]
Member	Douglas Hamlin	Present	[Yes]
Member	Scott Winkelman	Present	[Yes]
Member	Jill Marshall	Present	[Yes]
Member	Jonathan Holbein	Present	[Yes]

Amendment Request – Special Permit/Site Plan Review

Applicant Lawty88 LLC
 Sara Recktenwald
 3371 East Lake Rd
 Skaneateles, NY 13152
 Tax Parcel #041.-01-33.0

Present: Sara Recktenwald, Applicant; Robert Eggleston, Eggleston & Krenzer Architects

The applicant is requesting modification to her approved site plan by adding an open breezeway between the dwelling and proposed garage. The parking area would be reduced to maintain the approved impermeable surface coverage. There will be a picnic area that will be located to the southwest of the breezeway. Ms. Recktenwald added that the approved drainage system was installed last week.

WHEREAS, a motion as made by Chair Kasper and seconded by Member Hamlin, the Planning Board adopted and ratified its prior SEQRA determination for the Application, which was a determination that the Application constitutes a TYPE II single family residential project action, not subject to further SEQRA review. The Board having been polled resulted in the affirmance of said motion.

NOW, THEREFORE, BE IT RESOLVED, upon a motion made by Member Jill Marshall, seconded by Member Jonathan Holbein, and upon an affirmative vote thereon as recorded below, the Town of Skaneateles Planning Board hereby **APPROVES** the Application, and amends the Approving Resolutions, with the Approving Resolutions remaining in full force and effect except as amended hereby, with the following additional conditions:

1. That the Site Plan 1 of 1, Detail Plans 1 of 3 through 3 of 3, dated October 31, 2022, and Narrative dated November 2, 2022 prepared by Robert Eggleston, Licensed Architect, be followed in all respects; and
2. Except as amended hereby, the conditions of the Approving Resolution remain in full force and effect.

RECORD OF VOTE

Chair	Donald Kasper	Present	[Yes]
Vice Chair	Douglas Hamlin	Present	[Yes]
Member	Scott Winkelman	Present	[Yes]

Member	Jill Marshall	Present	[Yes]
Member	Jonathan Holbein	Present	[Yes]

Amendment Request – Special Permit

Applicant:	Card Mowing LLC	Property:
	Nathan Card	4440 Jordan Rd
	4458 Jordan Rd	Skaneateles, NY 13152
	Skaneateles, NY 13152	Tax Parcel #023.-02-24.0

Present: Robert Eggleston, Eggleston & Krenzer Architects

The applicant is proposing to build a 9,600 square foot storage building and a 4,080 square foot concrete open storage of material along the retaining wall by the existing building. The storage building will be unheated and sits down at a lower elevation than the properties to the west. The building will be used to store off season equipment as it is currently stored on the grounds. The plan is within all the coverages allowed for this lot. The area for the concrete pad is at a lower elevation than the existing building located to the west.

Member Winkelman inquired about the stormwater plan and Mr. Eggleston explained that there is a 10 foot x 70 foot rock lined ditch that runs along the gravel driveway that eventually drains down the hill and dispersed onto the flatter area. They are proposing the same thing in addition to the three foot wide stone drainage strip under the eaves of the proposed building, running along the west and east side of the building. There is a grove of walnut and evergreen trees on the west side of the proposed building. Chair Kasper commented that they may need to have a topography for the property, and they will take a better look during the site visit. Member Winkelman said that there was a proposed bioswale that ran along the east side of the driveway and Mr. Eggleston explained that there was a field change as there would be more land disturbance in the area that would be needed to create the bioswale instead of the rock lined ditch. Chair Kasper explained that runoff from bulk material was a concern and that the bioswale was to catch that. Ms. Aversa stated that Mr. Camp suggested that topo be provided for the plan as well.

Mr. Brodsky commented that the tree line is mostly on the neighbor’s property. He continued said that the setback for the pad is 26 feet and recommended that the board view that area during the site visit. The material storage are temporary walled bins that would hold mulch and stone rock. Although this is an amendment of the special permit the board needs to determine the level of change it is and if the application will need a public hearing. Chair Kasper commented that it needs to have a public hearing based on the proposed changes. He continued saying that a grading/drainage plan should be submitted, and topo provided. A site visit will be conducted on December 3, 2022.

WHEREFORE, a motion was made by Chair Kasper and seconded by Member Winkelman to schedule a public hearing on December 20, 2022 at 6:30 p.m. The Board having been polled resulted in the unanimous affirmance of said motion.

Sketch Plan– Special Permit

Applicant:	TJA-NY-Skaneateles Solar Farm LLC	Property:
	Gordan Family Benefit Trust	740 Sheldon Road
	150 John Vertente Blvd	Skaneateles, NY 13152
	New Bedford, MA02745	Tax Parcels #023.-05-01.1 & 024.-01-34.0

Present: Michael Frateschi, Applicant; John Li, Bergmann Architects; Eric Redding, Bergman Architects

Proposed is a 4.4MW solar array utilizing a single tracker system where the panels move to follow the sun. The power will be injected into the grid with subscribers getting negotiated credits on their energy bills. There are forested areas around the property, and they will be adding landscaping for screening. On the east side of the property they worked with the property owner, Dick Eldridge to mitigate some drainage problems he had experienced when the land was farmed. Willow trees will be added along the property end and an installed swale that will lead to a detention pond will be added. This will also be included in their SWPPP. Pollinators will also be utilized as part of the array system.

There will be screening along the western portions of the array up to the wetlands buffer. The power poles will be shifted to the south of the driveway. The 2,000 foot long by 20 foot wide permeable limited use driveway is proposed that meets NYSERDA guidelines for access drives to solar array systems and there are two turnarounds on the driveway. Within the fence line is 26.32 acres of the system with solar arrays encompassing 7.3 acres. Mr. Brodsky reminded the applicant that the maximum coverage area inside the fence area is 25% of the total lot area. The gap in the center of the arrays was for a telephone easement that they have just recently discovered is abandoned, and they will be able to tighten the layout so that it meets the lot coverage requirements.

Mr. Frateschi said that they are seeking an area variance for the wetland's setback for the occasional use access road, and they have met with the Zoning Board of Appeals at a recent site visit and formal meeting. The proposed access road is utilizing an existing farm access road and there are no other viable sites for the access road placement.

Chair Kasper commented that he had taken walks on the property when he used to live on County Line Road. He noted that the land is wet, with springs underground. He also inquired about whether the woods would be cleared, and Mr. Frateschi said that there will be some removal of a portion of the woods. Chair Kasper commented that there is a hedgerow on the property that there needs to be a determination if there is an elevation change or if there is drainage ditch in the area. The clearing of the corner of the property will have all vegetation removed and replaced with a meadow of pollinators between the solar arrays.

Chair Kasper inquired if there will be propane on site and how the movement of the panels will be fueled. Mr. Frateschi said that they are electronic driven motors, and they will have no battery storage or fuel stored on site. The fire chief had provided email correspondence that the was fine with the proposed access road. Mr. Brodsky commented that the visual photos provided did not reflect where the solar array will be in relationship to the views. They could employ temporary balloons for the photographs to identify the location of the solar array. Mr. Brodsky added that the open space plan shows two locations that are potentially significant that may be impacted by the proposed array. A site visit will be conducted on December 3, 2022.

Mr. Brodsky recommended that the applicant submit letters from NYSDEC/ACOE regarding their no jurisdiction of the wetlands and to prepare a decommissioning plan. Mr. Frateschi said that they have submitted to SHPPO and have received a letter of no effect.

Counsel Molnar stated that the applicant has appeared before the Zoning Board of Appeals for a variance, the applicant has requested that the Planning Board act as lead agency for SEQR determination. SEQR will be completed before the Zoning Board of Appeals renders their variance decision .

WHEREFORE, a motion was made by Chair Kasper and seconded by Member Marshall to accept the applicant's request to function as lead agency, consider the proposed action as a Type I SEQRA action

subject to coordinated review, that the Planning Board will serve as Lead Agency for the SEQRA review, and requests that board Counsel to circulate notice to all potential interested parties including OCIDA, that is part of the application. The Board having been polled resulted in the unanimous affirmance of said motion.

Ms. Bergen asked what substation would support this array and Mr. Frateschi said that it would be the Jewett substation. Ms. Bergen said that she thought that the Jewett substation was at capacity and Chair Kasper clarified that the leader line from the solar array proposed on West Lake Road was at capacity. The board has requested that Mr. Camp contact National Grid to determine the capacity of the Jewett substation and the leader lines.

Ms. Bergen asked where the panels are being manufactured and Mr. Frateschi said that they will not be from China although they have not determined the final supplier.

Discussion

Dessa Bergen asked that the Planning Board request that the Town Board enact a moratorium on large solar projects in the Town so that more consideration can be given regarding any modifications to the solar zoning code. She said that she is concerned that the solar arrays will be popping up all over the town. Member Winkelman commented that if you cannot see or hear it, then what would be the issue and Ms. Bergen stated that it needs to be discussed. She thought the Jewett substation was at its maximum capacity and now there is another solar array proposed. Member Winkelman said that the feeder line on West Lake Road was at capacity. She continued saying that the Skaneateles Lake Watershed is not the appropriate place for a solar array. They should be continued somewhere else in Onondaga County. Member Winkelman commented that the solar array is better in the watershed. Chair Kasper said that the town engineer can find out from National Grid the capacity of the feeder lines in the community. Mr. Brodsky said that the solar legislation was passed five years ago, and that there is a willingness of the County and at the town level to accept the solar array systems as a strategy for renewable energy. At the time of the adoption of the solar code five years ago, the County had reviewed the proposed solar code. The State has passed state law that preempts local zoning regulations for solar arrays generating more than 25MW of electricity. Member Hamlin commented that the 2017 legislation was noticed and open to community involvement in the process. Chair Kasper commented that sometimes it goes un-noticed until there is an application. Mr. Eggleston said that he had spent five years on the comprehensive plan, did exhaustive study including the Notre Dame plan, held a lot of public meetings, invited public that did not show up and sued the town afterwards. He continued saying that green energy was part of the comprehensive plan. The town board acted on the directive of the comprehensive plan and created the solar zoning code over a two year process with public comment. Now there is an application, and the Board and engineer are reviewing the details of the application to the solar zoning code. The expert on capacity is National Grid and if they say it is okay then it is okay. It is exciting to see a concept in the comprehensive plan turning into a reality. He continued saying that he installed a solar array at his home ten years ago and he forgets that it is there. The State has a mandate to be 100% renewable energy by 2040 and this is going in the right direction to make us energy independent. This Planning Board does its due diligence when reviewing applications. Member Winkelman said the other point is that it is now more affordable to pursue photovoltaic systems and solar are the way of the future. Mr. Brodsky commented that on the small scale ones that the town has jurisdiction, there are built in procedures to the community to review and comment on the details of the proposal. You may not like everything you see but you can make your voice known to the board. The board has followed the criteria of the code when they reviewed the application for the solar array on West Lake Road. Chair Kasper reiterated that Mr. Camp will find out what the capacity of the feeder lines are in the community. National Grid also can improve the feeder lines and expand the capacity of the Jewett substation without the town's knowledge.

Discussion

The February 2023 Planning Board meeting will be scheduled on February 28, 2023.

WHEREFORE, a motion was made by Member Hamlin and seconded by Chair Kasper to adjourn the meeting. The Board having been polled resulted in the unanimous affirmation of said motion. The Planning Board Meeting adjourned at 8:20 p.m. as there being no further business.

Respectfully Submitted,
Karen Barkdull, Clerk

Additional Meeting Attendees:

Robert Eggleston	Jolene Fitch
Nancy Vlahlos	Tim Fitch
Kevin Bliss	John Cico
Dessa Bergan	John Li
Michael Freschi	

Additional Meeting Attendees (Zoom):

Nicholas Fozmanowicz	Mark Tucker
Ivo Tomchev	JoAnne Gagliano
Holly Gregg	William Mahood
Sara Recktenwald	