

## MEETING MINUTES

### JEFFERSON COUNTY PLANNING BOARD

March 28, 2023

MEMBERS PRESENT: Lisa L'Huillier, Vice-Chairperson, Donna Dutton, Randy Lake, George Yarnall, John Storms, Dwight Greene

STAFF PRESENT: Andy Nevin, Senior Planner  
Sara Freda, Community Development Coordinator  
Sam Wilson, Assistant Planner

PUBLIC PRESENT: None

CALL TO ORDER AND ESTABLISHMENT OF QUORUM: Vice-Chairperson L'Huillier opened the meeting at 4:00 p.m. and stated that a quorum was present.

APPROVAL OF THE November 29, 2022 MEETING MINUTES: Vice-Chairperson L'Huillier asked members if they had any comments or changes to the November 29, 2022 meeting minutes. A motion to accept the meeting minutes was made by John Storms, seconded by Dwight Greener, and carried unanimously.

COMMUNICATIONS: Vice-Chairperson L'Huillier asked if there were any outside communications. Andy stated there were none.

PUBLIC COMMENTS (OTHER THAN AGENDA ITEMS): Vice-Chairperson L'Huillier asked if there were any public comments (other than on agenda items). There were none.

#### NEW BUSINESS:

##### A. General Municipal Law, Section 239m Referrals:

##### 1. Village of Carthage, Solar Energy Regulations, JCDP File # V Ca 1-23.

Andy presented this project to the Board. He reviewed the proposed amendments, stating that the NYSERDA model was used. He explained the type of systems, the required standards, and the required reviews.

Under review comments he said:

The Village should consider a requirement for a Glare Hazard Analysis when Tier 3 and 4 solar facilities are proposed. Sharing this information will help identify any potential impacts on pilot maneuvers around Wheeler Sack Army Airfield, Fort Drum training activities. Potential impacts can be mitigated or reduced through best practices for project layout or design.

The local board should consider requiring Tier 4 solar energy facilities to meet the Tier 3 Special Use Standards.

Similarly, the local board should consider requiring an emergency response and fire safety plan for Tier 3 & 4 solar energy facilities as part of project applications.

The local board should consider requiring a larger side yard setback for interconnection poles from adjacent residential properties.

Wording should be added remove required interior lot line setbacks for multiple parcel projects for Tier 4 facilities, similar to the Tier 3 project provisions.

Dwight Green added that under visual screening within the required operations and maintenance plan, trees should be maintained over time (replaced) for any that die to maintain the screening aspect long term.

Motion: To accept staff recommendation of Approval was made by Dwight Greene, seconded by Donna Dutton, and carried.

2. Town of LeRay, Lucas Lunkenheimer, Site Plan Review, used Car Lot, JCDP File # T Le 2-23

Sam presented the project to the Board. He showed the location map, aerial photo, site photos, and site plan.

Under review comments he said:

Planning Board should ensure that the site plan shows details of the service drive connections to adjoining properties to facilitate efficient internal circulation patterns and access to a signalized intersection along the divided highway.

George Yarnall suggested that landscaping should be provided and requested that it be added to the letter sent back to the Town.

3. Town of LeRay, Mace Abdelhamid, Site Plan Review, Hair Salon JCDP File # T Le 3-23

Sam presented the project to the Board. He showed the location map, aerial photo, site photos, and site plan. There were no staff comments.

4. Town of LeRay, Nexamp, Inc. Special Use Permit/Site Plan, Solar Energy Facility, JCDP File # T Le 4-23.

Sara presented the project to the Board. She showed the location map, aerial photo, site photos, and site plan.

Under review comments she said:

The applicant should provide the local board with copies of correspondence from the Corps of Engineers regarding any impacts to the two delineated wetlands.

Solar panels shall have anti-reflective coating. A Glare Hazard Analysis Report is required to gauge potential impacts to pilots at Wheeler Sack Army Airfield (Ft. Drum). The applicant shall provide the Town with a copy of the correspondence with Ft. Drum Plans, Policy and Integration Office.

The area where the solar arrays will be sited is designated as farmland of statewide importance. As such, the applicant shall develop, implement and maintain native vegetation to the extent practical pursuant to a vegetation management plan by providing native perennial vegetation and foraging habitat beneficial to game birds, songbirds and pollinators.

The Town's Solar Law specifically states that the area of a Solar Energy System includes all the land inside the perimeter of the SES, which includes interconnecting equipment. The interconnecting poles appear to be setback 50 feet from the adjacent residential property line and 40 feet from the front property line. Since the interconnecting equipment does not meet the required front and side yard setbacks, an area variance may be required if relocation is not feasible.

The interconnection equipment includes eight above ground utility poles which will be close to and visible from the residence next door. The local board should consider requiring additional buffering such as extending the tree line toward the road and/or adding a fence to reduce the impacts on the neighboring property.

An Emergency Operations Plan is required and shall be submitted to the Town and local fire department.

It appears a small portion of the solar arrays extend into the required side yard in two locations along the east side of the project. The setback line should be flagged in the field to ensure that arrays will not be sited within the setback.

5. Town of Pamela, All Star Construction, Site Plan Review for storage building, JCDP File # T Pa 1 - 23.

Sam presented the project to the Board. He showed the locator map, aerial photo, site photos, and site plan.

Under review comments he said:

A Jefferson County Building Permit is required.

The Planning Board should ensure that lighting standards are met if proposed on the new structure.

George Yarnall suggested that landscaping should be provided, especially to screen the outdoor storage areas, and requested that it be added to the letter sent back to the Town

Motion: To accept staff recommendation to pass a motion of local concern only for projects 2-5 was made by John Storms, seconded by Dwight Greene and unanimously carried.

Adjournment

John Storms made a motion to adjourn the meeting at 5:10 p.m., seconded by Dwight Greene, and it was unanimously carried.