

TOWN OF CORTLANDVILLE PLANNING BOARD
Minutes of Regular Meeting - Tuesday, 8 January 2019 – 7:30 PM
Town Hall Board Room – 3577 Terrace Road – Cortland, NY

Board Members (*absent)

Katherine Wickwire, Chairperson
Christopher Newell
Nicholas Renzi
John A. DelVecchio
Nasrin Parvizi

Others Present

Bruce Weber, Town Planning/Zoning Officer
John B. Folmer, Town Attorney
Joan E. Fitch, Board Secretary

Applicants & Public Present

Al Kryger for Leonidas Group of Virgil, LLC, Applicant; Attorney William Pomeroy for Ted Testa, Applicant; Gary Sloan for Squeaky Clean Car Wash, Applicant; Attorney Dante Armideo for McKeown Group LLC, Applicant; Mark Sweeney and Elie Schecter of C2 Energy; Paul Woodward of Keystone Associates; Emily Petrina, Kevin Pristash, Mike Reagan, Forrest ?? (illegible), Glenn Reisweber, Jill Holl, Town Councilman John Proud.

The Regular Meeting of the Town of Cortlandville Planning Board was called to order at 7:30 p.m. by Chair Katherine Wickwire.

APPROVAL OF MINUTES – 27 NOVEMBER 2018

A motion was made by Member Chris Newell to approve the Minutes of the 27 November 2018 Planning Board meeting, as submitted. The motion was seconded by Member John DelVecchio, with the vote recorded as follows:

Ayes:	Chair Wickwire	Nays:	None
	Member Newell		
	Member Renzi		
	Member DelVecchio		
	Member Parvizi		

Motion carried.

This becomes Action #1 of 2019.

OLD BUSINESS

Leonidas Group of Virgil, LLC, Applicant/Reputed Owner - Northway Drive – South Side of Starr Road - TM #96.10-01-19.100 – Site Plan Approval/PUD

Chair Wickwire announced to everyone that the Board has received a 7 January 2019 letter from the applicant's attorney, Mahlon Perkins, agreeing to the extension of this matter until the 29 January 2019 meeting of this Board. Chair Wickwire read aloud the letter, a copy of which has been placed on file for the record.

A motion was then made by Member Newell to postpone any action on this matter until the 29 January 2019 meeting of this Board. The motion was seconded by Member Nasrin Parvizi, with the vote recorded as follows:

Ayes:	Chair Wickwire	Nays:	None
	Member Newell		
	Member Renzi		
	Member DelVecchio		
	Member Parvizi		

Motion carried.

This becomes Action #2 of 2019.

NEW BUSINESS**Theodore V. Testa, Applicant/Reputed Owner – 1098-1104 NYS Route 222 – TM #86.13-01-55.210 – Subdivision of Land**

Chair Wickwire recognized the applicant's attorney, William Pomeroy, who explained that Mr. Testa was seeking approval to subdivide this property as shown on the survey map accompanying the application. Board members had no problem with the requested subdivision.

At the conclusion of a brief discussion, Chair Wickwire read aloud Part II of the Short Environmental Assessment Form. Negative responses were obtained to all questions in Part II. Therefore, it was determined by the Planning Board, **on a motion made by Member Newell, that the action, based on the information submitted, would not cause any significant adverse environmental impact, resulting in a Negative Declaration. The motion was seconded by Member DelVecchio, with the vote recorded as follows:**

Ayes:	Chair Wickwire	Nays:	None
	Member Newell		
	Member Renzi		
	Member DelVecchio		
	Member Parvizi		

Motion carried.

This becomes Action #3 of 2019.

With no further discussion, **a motion was made by Member Newell to approve the Subdivision of Land, as requested. The motion was seconded by Member DelVecchio, with the vote recorded as follows:**

Ayes:	Chair Wickwire	Nays:	None
	Member Newell		
	Member Renzi		
	Member DelVecchio		
	Member Parvizi		

Motion carried.

This becomes Action #4 of 2019.

McKeown Group, LLC, Applicant/Reputed Owner – Blue Creek Road – TM #s 85.00-08-17.100 & 23.000 – Subdivision of Land

Chair Wickwire recognized Attorney Dante Armideo, representing the applicant who was seeking approval to take a 15±-acre lot out of his 102±-acre lot, as shown on the map accompanying the application. He commented that the parcel was being sold for ag purposes "right now" but there may be a house constructed there in the future.

With no further discussion, Chair Wickwire read aloud Part II of the Short Environmental Assessment Form. Negative responses were obtained to all questions in Part II. Therefore, it was determined by the Planning Board, **on a motion made by Member Newell, that the action, based on the information submitted, would not cause any significant adverse environmental impact, resulting in a Negative Declaration. The motion was seconded by Member DelVecchio, with the vote recorded as follows:**

Ayes:	Chair Wickwire	Nays:	None
	Member Newell		
	Member Renzi		
	Member DelVecchio		
	Member Parvizi		

Motion carried.

This becomes Action #5 of 2019.

With no further discussion, **a motion was made by Member Newell to approve the Subdivision of Land, as requested. The motion was seconded by Member DelVecchio, with the vote recorded as follows:**

Ayes:	Chair Wickwire	Nays:	None
	Member Newell		
	Member Renzi		
	Member DelVecchio		
	Member Parvizi		

Motion carried.

This becomes Action #6 of 2019.

Squeaky Clean Car Wash, Applicant/Washing Technologies, LLC, Reputed Owner – 1087 NYS Route 222 – TM #8613-01-29.000 – Conditional Permit & Aquifer Protection District Special Permit – New Car Wash Tunnel

Chair Wickwire recognized Gary Sloan and Emily Petrina, representing the applicant who was seeking approval to construct a new car wash tunnel at this location, as shown on the drawings submitted. The former KFC restaurant would be removed.

After a brief discussion, **a motion was made by Member Renzi to send the applications to the Cortland County Planning Department for their review. The motion was seconded by Member Newell, with the vote recorded as follows:**

Ayes:	Chair Wickwire	Nays:	None
	Member Newell		
	Member Renzi		
	Member DelVecchio		
	Member Parvizi		

Motion carried.

This becomes Action #7 of 2019.

Member Renzi commented to the representatives about proposed landscaping and the exterior color of the new tunnel. Planning/Zoning Officer Weber advised them of the approval procedures.

Solar Array Projects – Numerous Owners, TM Nos. – NYS Route 13, Lime Hollow Road, Cortland-Virgil Road, McLean Solar 2 & East River Road – Sketch Plan Conference

Chair Wickwire recognized the representatives of Keystone Associates and C2 Energy who presented a brief overview of these proposed solar array projects using aerial photos. These large-scale solar farms, as explained by Elie Schecter, would be connected directly to National Grid, and any “rate payers within the area would have the ability to sign up to buy their electricity at a lower rate.” There are a total of six projects being planned, five of which would proceed first as the sixth needs either a change of zone or a use variance.

Member Renzi asked technical questions of Mr. Schecter, who answered them. Member Renzi handed out a chart of his comments regarding the projects (which has been placed on file for the record) and went over them with Mr. Schecter. The subject properties would be leased, 20 years with three five-year extensions. PZO Weber advised that County Soil & Water is reviewing the plans to see if any Stormwater Prevention Plans will be needed.

In response to the Board’s questions, Mr. Schecter responded that grass would not be allowed to grow above the panels. Member Parvizi commented about the slopes which need to be defined on the plans. Mark Sweeney of C2 Energy advised that there was no requirement for notification of these types of projects in an Agricultural District. Chair Wickwire stated she would like to see who the neighbors are so they can be notified.

Town Attorney Folmer asked which of the projects is closest to the Lime Hollow Nature Center, and the response was #5 on the Agenda, Lime Hollow Solar. More questions followed, with Member Renzi asking about inverters. All solar panels will be the same and will be “environmentally friendly.” The solar arrays are checked about six times a year. There will be a decommissioning plan.

Glenn Reisweber, representing Lime Hollow Nature Center, was concerned about encroachment into the “bog area” in the future; Mr. Schechter responded.

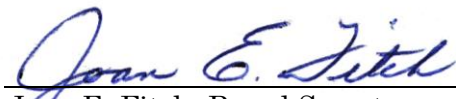
Member Newell asked about their timetable which was three months for construction once permits, etc., are obtained, and they would hope to be in operation by the end of the year. Aerial maps were displayed indicating the location of each site. There were no final plans at this time. Mr. Sweeney stated that their intent at this meeting was to get feedback from the Board for five sites reviewed; they will talk with the Town Board about the sixth proposed solar farm which, as stated before, will require a change of zone or a use variance.

Procedural questions asked by Mr. Schechter were answered by PZO Weber, and Town Attorney Folmer commented on the SEQR process, Lead Agency, etc. In response to Member Renzi’s question, he was advised by the representatives that the percent of lot coverage was low.

Chair Wickwire stated that the Board was looking at February 19th for their next meeting.

ADJOURNMENT

At 8:45 p.m., a motion to adjourn the meeting was made by Member Newell, seconded by Member Renzi, with all members present voting in the affirmative.



Joan E. Fitch, Board Secretary

E-mailed to Town Clerk, JBF, PB Members,
DD, BW, KM & DC on 2/17/18.