

**TOWN OF LINCOLN**  
**6886 Tuttle Road Canastota, NY 13032**  
**Planning Board**

Tuesday, November 12, 2024

***Call to Order:*** 7:01pm

***Pledge of Allegiance***

***Members Present:*** Andrew Jeski, John Schoeck, Marva Smith, and Jon Black.

***Others in Attendance:*** Amanda Spendley, Peggy LeClair, Mat Spendley, Johnathan Karp, Steve Mellott, Catlin Chobekka, Drew Rogerson, Steven Hershberger, Kelly Bonaventura, and Brent Deecher.

October 2024 minutes approved with no corrections.

***Resolution 44-2024:*** Motion to approve October 2024 meeting minutes with no corrections made by Marva Smith, 2<sup>nd</sup> John Schoeck, carried unanimously.

***Old Business:***

Resident Steven Hershberger presented a sketch plan for a proposed subdivision. The board review the sketch plan and stated they would like to see the survey maps for the subdivision and the updated survey for Kelly Bonaventura showing the proposed subdivision in Decembers meeting. Upon the inspection of the survey maps the board will schedule a public hearing.

***New Business:***

Steve Mellott, civil engineer, and Drew Rogerson, Project Developer, for the Weisbrod Solar project attended to go over the Site Plan application. They explained the project was the same size, volume and number of panels, project as what was proposed in 2023 to the board. Caitlin Chobekka explained that the project is subject to change upon the hiring of the developer. However, they would need to return and present the changes for the board to determine it is acceptable. The stormwater and decommissioning plans had a few changes. There will be minor impacts to the wetlands, proposed culverts and diffusers may be installed. There are currently no known conservation easements on trees or ponds. Drew Rogerson is to look in to this and get back to the board with his findings. The standing height of the solar panels will be no more than 8ft at any given time. On the East side of the project the proposed tree line is to be removed without replacement. Ray Rd will have trees for proposed screening and maintained but allowed to grow to unspecified heights.

Motion to enter in executive session at 7:30pm by legal attorney Johnathan Karp for Legal advice. The board exited executive session at 7:34pm and resumed regular session.

Prime soils are a concern from the board but not a determining factor when reviewing the site plan application. The driveway entering in on Ray Rd is there because it is a shorter distance for the contractors than it would be to use Quarry Rd entrance. There will not be any additional structures only a transfer station on the property. No plans have been presented for around the transformers. There will be no lighting on the access roads. Noise from the transformers and transfer station will not be a factor as it is setback so far from the road. Simulated photos from the roadway of what the neighboring residents will see were presented. Drew to give residents and Town of Sullivan preliminary heads up that the project has been presented. The planning board now has 45days to complete the sight plan review and 60 days to present a recommendation to the Town Board for an approval or denial.

**Resolution 45-2024:** Motion to adjourn at 8:03pm made by John Schoeck, 2<sup>nd</sup> by Marva Smith, carried unanimously.