

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

Tuesday, July 9, 2024

***Call to Order:*** 7:05pm

***Pledge of Allegiance***

***Members Present:*** Andrew Jeski, John Schoeck, Marva Smith, Jon Black, Justine Kelsey, and Timothy DeWolfe.

***Others in Attendance:*** Mat Spendley, Amanda Spendley, Peggy LeClair, Douglas Holdridge, Scott Lickstein, Cristine Buiciuc, Dennis Everett, Jon Bergus, and Robin Sturdavent.

June 2024 minutes approved with no corrections.

***Resolution 27-2024:*** Motion to approve June 2024 minutes with no corrections made by Marva Smith, 2<sup>nd</sup> Justine Kelsey, carried unanimously.

***Public Hearings:***

Sturdavent Trust subdivision reviewed. GML recommendation reviewed. SEQR completed and it has been determined, based on the information, and supporting documentation provided, that the proposed subdivision/ changes to lot lines will not result in any significant adverse environmental impacts. Public Hearing opened at 7:15pm. John Schoeck asked about the shed that was on the property line if it has been moved or removed. Doug Holdridge stated the shed has been moved off the property line 27feet within the allowable setbacks. Public Hearing closed at 7:16pm. Subdivision Application SD 3-24 approved with no conditions.

***Resolution 28-2024:*** Motion to approved SEQR for SD 3-24 made by Justine Kelsey, 2<sup>nd</sup> by Marva Smith, carried unanimously.

***Resolution 29-2024:*** Motion to close public hearing for SD 3-24 made by Marva Smith, 2<sup>nd</sup> Jon Black, carried unanimously.

***Resolution 30-2024:*** Motion to approve SD 3-24 with not conditions made by Marva Smith, 2<sup>nd</sup> by Justine Kelsey, carried unanimously.

Verizon Wireless Public Hearing was cancelled due to GML Recommendation from Madison County and the Town of Lincoln Codes Officer.

***New Business:***

Wolf Oak Summit LLC Special Use permit SUP 3-24 application reviewed. Scott Lickstein and owner Cristin Buiciuc in attendance to answer any questions. Scott Lickstein explained this application is to extend the already existing Special Use Permit that was granted in 2011, 2016, and unsure about 2017, to Wolf Oak Acers with the addition of the 5bedroom residence. The special use permit will adhere to the same restrictions for lighting, parking, noise, etc as the last issued permit and resolution 1 of 2016. All building inspections and codes are currently in process of being compliant and should be completed shortly. Larry Cesario is to follow-up with a final inspection of all corrections needed. No other plans for Wolf Oak Summit at this time however is subject to change in the future. Parking area for the addition of the 5bedroom residence is not shown on the map and motion lighting is on every cabin and residence. Hours of operation will continue to end at 10pm every night. Employees will be onsite during events from 10am-10pm. Maps are to be updated to show lighting and parking. They will be returned by next meeting. SEQR application for SUP 3-24 approved and determined based on the information and supporting documentation provided, the proposed action will not result in any significant adverse environmental impacts. Public Hearing is set for August 13, 2014 at 7:10pm.

***Resolution 31-2024:*** Motion to schedule the Public Hearing for August 13, 2024 at 7:10 pm made by Justine Kelsey, 2<sup>nd</sup> Jon Black, carried unanimously.

Infinity Solar representative Jan Bergus was in attendance for the Tier 2 Residential Ground Mount Solar SUP 4-24. John Schoeck asked about the accessory structure and needing a variance. However, it was determined by Larry Cesario and Jon Karp the assessor structure would be approved by the Planning Board. The Ground mount solar will be over 13ft tall which will require a variance from the ZBA if it can not be lowered to 10ft or lower. New drawing will need to be provided if the change occurs. The evergreen screen will be contingent based upon the changes of the height of the panels. The board may as for them to be a little taller to hide them from the neighbors. There is no glare assessment done due to the panels being treated with and anti-reflective paneling. The GML has been sent to Madison County for recommendations and currently has not been returned. Jon Karp stated that the Town Board issues the Special Use Permit for all Teir 2 and Tier 3 Solar projects and the Planning board can express their conditions and requests in their recommendation to the Town Board. Also, the Town Board can waive the height restriction if they choose to do so. No recommendations were made at this time. Tim DeWolfe asked about broken panels and decommissioning. Infinity Solar would be responsible for disposal and fixing the panels.

Jonathan Karp made a recommendation to the Planning Board to set all Public Hearings for 7pm when the meetings start to avoid waiting for a certain time to open them. According to the NYS Law Public Hearings can open late and cannot open early. John Karp also asked to be cc'd on all meeting agendas going forward.

***Old Business:***

Land Management Law pages 26-28 were reviewed. Page 27 the board would like to see the required amount of road frontage increased to 200 feet and 3x lot width for a min of 2 acre lots. This would also change the Land Use schedule chart lot dimension frontage to 200 feet.

The Planning Board also would like to look into RV Laws in surrounding areas to add that into the Land Management Law.

***Resolution 32-2024:*** Motion to adjourn at 8:45pm made by Justine Kelsey, 2<sup>nd</sup> by John Schoeck, carried unanimously.