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| Planning Board5 Route 31, P.O. Box 568Jordan, NY 13080 |   | Town of ElbridgeCounty of OnondagaState of New York |

**Town of Elbridge Planning Board**

**November 14, 2023**

**Minutes**

**Members Present:** Chairman Marc Macro, Co-Chairman John Stevenson

Members: Steve Walburger, Tim Sullivan and Sec/Alt

Member Holly Austin

**Members Absent:** Wendie Smith

**Staff Present:** Joe Frateschi, Esq., Howard Tanner

**Others Present:** Doug Blumer, Erin Enright, Nathan Cobb, Andrew Aupperle

**Public Hearing**

Applicant: Norbut Farms Community Solar

Property Address: Wheeler Road (O’Connell Farms)

Tax Id. 040.-07-05.1

Opposed: None

In Favor: None

Public hearing closed.

**Old Business:**

Special Permit/Site Plan Review

Applicant: Norbut Farms Community Solar

Property Address: Wheeler Road (O’Connell Farms)

Tax Id. 040.-07-05.1

Updated site plans were confirmed to be received by Planning Board. 10/19/23 is the most recent rendition of the plans. The applicant is seeking a SEQRA negative declaration and signatures on resolutions as well.

We designated the Planning Board as the lead agency at the last meeting. The applicant has not had contact from any neighbors.

Among the few comments the Planning Board had was the turnaround, which has been added to the site plans. Regarding the Emergency Response plan, no one will be on site once the site is up and running. Elbridge fire department is prepared to handle emergencies there and will be trained.

Any approvals by the Planning Board will be conditioned upon the ZBA approving the variance.

Counsel had no comments on the County’s comments.

Neighbors David and Mary Madonna, 212 Chamberlain Road (south side of the street), raised questions about wetlands, and tree removal beyond their fence because some of the trees past the fence are still on their property. The 150-200 foot setback the applicant is required to maintain will ensure the trees are not removed. With regard to the water, it will be handled onsite and not directed offsite.

Part II SEQRA: Each question of Part 2 of the full EAF was reviewed individually and “no” was determined to be the answer for each in turn.

Mary Alley, 145 Chamberlain Road, owner of Chamberlain Hill Farm: hedgerows mark the property lines of her farm and they date back to the Revolutionary War. She does not want them trimmed to eliminate shading on the solar panels. The applicant took the contact information of Ms. Alley so they can discuss further.

A motion to issue a negative declaration was made by John Stevenson, seconded by Steve Walburger, all voted in favor. Part III was approved as prepared by the applicant.

1. Howard raised a concern that he was previously unaware of battery storage onsite. If there is going to be battery storage, Howard wants the fire department to sign off on the plan. Location, how they’re stored, quantity – all that information must be provided before any approval.
2. The decommissioning plan involves a bond, so that has to be filed with the Town Board to its satisfaction before they can get a building permit issued. Nothing has come before the Town Board on that issue yet.
3. Joe and Victor are working on the terms of a PILOT agreement, and that still needs to be resolved.

Holly Austin will e-mail the SEQRA documents to both the applicant and to counsel Joe Frateschi.

Site Plan Modification

Applicant: Andrew Aupperle

Property Address: Route 5

Tax Id:

Drawings are the same as last month. County comments did not raise new issues, and the board members did not have new questions.

Drawing L 1.1 and L 2.0, both dated 9/14/23, labeled Site Plan Revision for Elbridge Apartments, Route 5 NY. A motion was made by Tim Sullivan to approve site plan as amended, seconded by John Stevenson, all voted in favor.

Subdivision discussion:

Applicant: Joe Tomi

Property Address: Route 5

Tax Id: 040.-04-06.0

Applicant as not present as he was out of state. The applicant wishes to schedule a public hearing for December, which applicant will attend. Holly Austin to publish notice.

Marc reviewed the drawings, and noticed that one of the lines need to be corrected. Howard will notify the applicant.

**Minutes October 10, 2023**

Motion to approve October meeting minutes by Steve Walburger, John Stevenson seconded, all voted in favor.

Steve Walburger moved to adjourn, John Stevenson seconded, all voted in favor. Meeting adjourned at 7:58 pm