

**Village of Lyndonville**  
**Regular Meeting of the Planning Board**  
**11 February 2017**

Held at the Lyndonville Village Hall  
2 S. Main Street, Lyndonville, NY

Planning Board Chair Kelly Cousins called the meeting to order at 9:40 AM.

**Members Present:** Chad Arlington, Kelly Cousins, Ginny Hughes

**Members Absent:** Steve Grabowski, Patrick McKenna

**Others Present:** Michael Hartman, David Kent

**Approval of Minutes**

On the motion of Chad Arlington, seconded by Ginny Hughes, to accept the minutes of the February 10<sup>th</sup> regular monthly meeting.

Vote: 3 Ayes (Cousins, Arlington, Hughes); 0 Nays 0 Abstain. Carried.

**Unfinished Business**

Discussed solar regulations. We reviewed the regulations from Hartland and Ridgeway. Village would be responsible for filing a SEQRA. Michael suggested using a site plan application for ground mounted solar systems. Kelly suggested that we table this until more planning board members were present.

**New Business**

David Kent, representing the estate of Sarah Brinsmaid/Bruce Krenning executor, spoke to the board about subdividing the estate. They are considering 3 parcels to subdivide. The majority of acreage would be sold as farm land. The subdivision would be approximately 10 acres near the residence and South Main Street. Parcel one would be the house, barn, shed, pool including approximately 1 acre of land. Parcel two would be approximately 5 acres behind the house and north of the house. Parcel three would be approximately 4.5 acres to the southwest of the house. Kelly thanked David for coming to the meeting and suggested that they submit a sketch plan.

After David concluded the committee had a short discussion about possibilities of problems for subdividing. We will check into where it would be appropriate to add a "no residential buildings on subdivided land" clause.

**Roundtable**

Congratulated Chad Arlington for the appointment as the County Planning Board alternate.

Michael Hartman asked us to use his personal email for correspondence.

[Michael@goodolboyswny.com](mailto:Michael@goodolboyswny.com) Send any questions to Mike to take to meeting at the end of March.

Meeting Adjourned at 10:20. Motioned by Chad seconded by Ginny. 3 Ayes.

Next meeting will be held on March 18<sup>th</sup>.