

Regular meeting of the Planning Board, Village of Lyndonville was held on Wednesday, January 20, 2021 at the Village Hall. Meeting by teleconference via Zoom, the meeting opened at 6:00 PM

PRESENT: Chairman: Steven Vann
 Planning Board Members: Kelly Cousins - Absent
 Patricia Gawne
 Alternate - Virginia Hughes

 Clerk-Treasurer/Planning/Zoning Clerk Teri Woodworth
 Supt. of Public Works Terry M. Woodworth
 Code Enforcement Officer Dan Wolfe - via Zoom
 Public – Dialed in to Zoom: Bryant Carlson, Jon Hinman, Kelli Wilson, Rob Gauchat, Tara Mathias, Jim Panek

- Chairman Van activated alternate Virginia Hughes as full member.

ON MOTION of Planning Board Member Hughes, seconded by Planning Board Member Gawne, to accept the minutes of the December 16, 2020 regular meeting.

Vote: 3 Ayes (Gawne, Hughes, Vann); 0 Nays; 0 Abstain

NEW BUSINESS:

- **30 North Main Street** – Project Manager Jon Hinman from MRB Group (Village’s Engineer) explained the process for all the necessary approvals for the project. Project Manager Hinman noted a building permit had been submitted by the applicant and denied by Code Enforcement Wolfe to be able to formally refer the project the Zoning Board of Appeals. Project Manager Hinman noted the Zoning Board of Appeals will need to approve their own SEQR. Project Manager Hinman recommended the only action be taken is to pass a resolution to have Code Enforcement Wolfe formally refer the project to the Village Zoning Board of Appeals.

RESOLUTION NO 2021-3
FOR CODE ENFORCEMENT WOLFE TO REFER 30 NORTH MAIN STREET TO THE VILLAGE ZONING BOARD OF APPEALS

ON MOTION of Planning Board Member Gawne, seconded by Planning Board Member Hughes, to forward the 30 North Main Street Project to the Zoning Board of Appeals for area variances for the retaining wall height, setbacks and exemption on natural buffer.

Vote: 3 Ayes (Gawne, Hughes, Vann); 0 Nays; 0 Abstain

Chairman Vann noted the Board would like to see a design that looks similar to the Kendall location and some additional windows on the side toward the creek. Ms. Mathias noted the plans are in the works to include more windows and she will look into the Kendall location design.

- **246 West Avenue** – Cell Tower Ext – Project Manager Jon Hinman from MRB Group (Village’s Engineer) expressed concerns regarding prior extension to the tower. MRB Group would need to see a structural analysis to give a better recommendation. Project Manager Hinman noted the prior extensions exceed the current fallout zone therefore easements would need to be looked into. Project Manager Hinman noted a short form EAF completed for this project in order to complete the SEQR process. Chairman Vann noted not action.
- **15 Lynwood Drive** – Solar – Project Manager Jon Hinman from MRB Group (Village’s Engineer) recommended the Board pass a type II SEQR for this project. Project Manager Hinman noted SHIPO would need to be contacted. Project Manager Hinman noted concerns with the height of the chain-link fence. Kelli Wilson Project Manager from Solar Liberty inquired on the process to get the project referred to the Orleans County Planning Board. Code Enforcement Wolfe noted he needs to confirm on the location if it required to go to the County Planning Board or not. Bryant Carlson from Solar Liberty noted they will be complying with recommendations from the MRB Group and will be working on stamped plans. Project Manager Hinman inquired if screening could be installed to block the view of the solar panels. Rob from Solar Liberty expressed concerned that blocking the view would inter the solar panels. Chairman Vann noted he lives near the project and has spoken to neighbors and they don’t want to see them.

RESOLUTION NO 2021-4
REFERRING THE SITE PLAN REVIEW FOR 15 LYNWOOD DRIVE – SOLAR PROJECT TO THE ORLEANS COUNTY PLANNING BOARD FOR REVIEW AND COMMENT

ON MOTION of Planning Board Member Hughes, seconded by Planning Board Member Gawne, to refer the site plan review application for 15 Lynwood Drive – Solar Project to the Orleans County Planning Board for review and comment.

Vote: 2 Ayes (Gawne, Hughes); 0 Nays; 1 Abstain (Vann)

- Chairman Vann requested that Village Board put a moratorium on all solar projects in the Village after this current project is complete. Project Manager Hinman noted the Planning Board will need to give the specifics for the moratorium request to the Village Board for consideration and review.

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RESOLUTION NO 2021-5

REQUEST FOR THE VILLAGE BOARD TO PLACE A TEMPORARY MORATORIUM ON SOLAR PROJECTS

ON MOTION of Planning Board Member Gawne, seconded by Planning Board Member Hughes, to request that the Village Board place a temporary moratorium on all future solar projects.

Vote: 3 Ayes (Gawne, Hughes, Vann); 0 Nays; 0 Abstain

- Chairman Vann noted the Planning Board has received the Certificate of Appropriateness for 30 North Main Street.
- Code Enforcement Wolfe noted he will need to confirm if the solar project needs to go to the Orleans County Planning Board. He also noted the deadline for the January 28, 2021 meeting was tomorrow.
- Code Enforcement Wolfe noted that moratoriums are typically for 6 months. He noted the Town of Yates just adjusted their zoning to only allow solar in industrial districts.
- Code Enforcement Wolfe encouraged the Planning Board to drive by the Dollar General's building in Olcott and Barker.

ON MOTION of Planning Board Member Hughes, seconded by Planning Board Member Gawne, to adjourn the meeting at 6:40PM.

Vote: 3 Ayes (Gawne, Hughes, Vann); 0 Nays; 0 Abstain

Teri M. Woodworth
Clerk-Treasurer, Planning/Zoning Clerk

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