

**Regular meeting of the Planning Board, Village of Lyndonville was held on Wednesday, December 16, 2020 at the Village Hall. Meeting by teleconference via Zoom, the meeting opened at 7:00 PM**

PRESENT:                      Chairman:                      Steven Vann - via Zoom  
   Planning Board Members:      Kelly Cousins - Absent  
   Patricia Gawne - via Zoom  
   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:                      Chris B, Tara Mathias, Barbara Champlin, Bryant Carlson, Jon Hinman, Kelli Wilson, Michael Cataletto, Mike Pugliese, Phil and Jim Panek, Rob Gauchat, Roxana Hoffman and Tom Rivers

**NEW BUSINESS:**

- **30 North Main Street** – Dollar General – Tara Mathias from The Broadway Group proposed demolishing the existing building at 30 North Main Street and presented plans to construct a Dollar General. Ms. Mathias noted the Village has some existing easements with regards to water and sewer lines that will need to be worked through. PB Chairman Vann expressed concern regarding the storm waters and the proposed retaining wall. Chris The Broadway Group Engineer explained the proposed underground chambers for the storm waters. PB member Gawne noted there is a Dollar General a few miles up the road and inquired why Dollar General would want to build another location so close. Ms. Mathias noted it was to better serve the community. PB member Hughes inquired how much say the Village would have in the appearance of the Dollar General. Ms. Mathias noted they welcomed any and all feedback on appearance requirements. PB member Hughes inquired if landscaping was proposed toward Main Street. Ms. Mathias confirmed that landscaping is proposed by the Street. Code Enforcement Wolfe noted that the location requires a Site Plan Review not a Special Use Permit. Code Enforcement Wolfe noted the proposed store is allowed in the central business district. Code Enforcement Wolfe noted he will be sending a Certificate of Appropriateness Application over to the applicant as that is required within the Historic District. Project Manager Jon Hinman from MRB Group (Village’s Engineer) referenced their response letter with concerns to the setbacks, landscape buffer on top of water/sewer lines, variances, discharge of water onto neighboring parcels, retaining wall, access and possible easement for property to the south, water main meets the Health Departments standards, internal fire protection system, existing sewer pump station. MRB Project Engineer Hinman explained the property will need to go through the SEQR process, he explained the process to the Planning Board. Project Manager Hinman noted the Village would like the granite curbing to continue along the street. Superintendent Woodworth expressed concern with water flowing down Maple Avenue behind the properties within this area. Project Manager Hinman noted he requested a catch basin be installed. Chairman Vann requested the community be allowed to comment. Barbara Champlin owner of E-Z Shop business expressed her concerns that the Dollar General would hurt her business. She noted that when the one was built in Ridgeway; she saw a loss of 30% at her Ridgeway store. Chris noted The Broadway Group will work on the list of concerns and items that need to be addressed, he asked for confirmation the Planning Board was ok with the layout. Superintendent Woodworth and Project Manager Hinman noted the layout is ok it’s the items noted prior must be addressed. Superintendent Woodworth expressed concern regarding the length of the retaining wall may not be long enough.
- **246 West Avenue** – Cell Tower Ext – Michael Cataletto presented the Planning Board with a proposal to extend the existing 225’ tower an additional 25’. Code Enforcement Wolfe explained why he required a special use permit and a site plan review. Code Enforcement Wolfe noted it will need to go to the County Planning Board for review and approval due to its within 500’ of a State or County road. Code Enforcement Wolfe noted if the Planning Board had concerns with review the proposed plans, they can have the Village engineer MRB Group review the plans and give comment.

**RESOLUTION NO 2021-1**

**246 WEST AVENUE CELL TOWER EXTENSION BE FORWARD TO MRB GROUP FOR REVIEW**

**ON MOTION** of Planning Board Member Gawne, seconded by Planning Board Member Vann, to forward the proposed Cell Tower extension at 246 West Avenue to the MRB Group for review and comment.

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

Project Manager Hinman noted he briefly reviewed the proposed cell tower extension. He noted a prior extension was done and inquired if there was a structural analysis that was done then, if so, he’d need that as well. He expressed concern that the original lot only allowed for a 190’ tower and the prior extension and the proposed extension if the tower was to fall it would exceed the fallout zone allowed. He noted easements may be required.

- **15 Lynwood Drive** – Solar – Kelli Wilson Project Manager from Solar Liberty presented the Planning Board with plans to construction a 340 kdw ground solar structure on the Panek Farms property at 15 Lynwood Drive. Chairman Vann gave full disclosure the proposed solar structure is across the street from his residence. Chairman Vann expressed concerns over solar farms. Jim Panek explained the solar structure is strictly for use for the farm, he noted the other solar structure they have and that they are not interested in taking up agricultural land with solar. Planning Clerk Woodworth noted the Solar Local Law 790.6 that requires review by the Village engineers. Project Manager Hinman noted they haven’t had time to review at this time. Kelli Wilson noted a SEQR short form was submitted.

**RESOLUTION NO 2021-2**

**Regular meeting of the Planning Board, Village of Lyndonville was held on Wednesday, December 16, 2020 at the Village Hall. Meeting by teleconference via Zoom, the meeting opened at 7:00 PM**

**15 LYNWOOD DRIVE SOLAR PROJECT BE FORWARD TO MRB GROUP FOR REVIEW**

**ON MOTION** of Planning Board Member Hughes, seconded by Planning Board Member Gawne, to forward the proposed Solar project at 15 Lynwood Drive to the MRB Group for review and comment.

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

Solar Liberty inquired when the review and comment would be back from MRB Group. Project Manager Hinman noted they will receive review and comment prior to the next meeting. Jim Panek inquired if there were any other concerns. Code Enforcement Wolfe explained why he recommended a site plan review and read the utility scale solar systems from the local law.

The Planning Board set the next meeting for January 20, 2021 at 6:00pm.

**ON MOTION** of Planning Board Member Hughes, seconded by Planning Board Member Gawne, to adjourn the meeting at 8:00PM.

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

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