

2577 US Route 11
P.O. Box 193
LaFayette, NY 13084
www.townoflafayette.com



Date: March 19, 2019

Time: 7:00 pm

Location: LaFayette Town Offices

Planning Board Meeting

Meeting called by: LaFayette Planning Board

Chair: Jim Nakas

Secretary: Sue Marzo

Attendees: **Planning board members: Jim Nakas, Brad Bush, Jerry Marzo, Barb Laskey, Rick Markoff**
Jeff Brown, Town Counsel
Grady McCay and Bryan Stump of Cypress Creek, Mark Chambers, Town Engineer, Jackie Roorda, Town Clerk, Christine Keenan, Chair of Zoning Board

Minutes

Agenda Items:

1. Approval of November 21, 2017 minutes
2. Case #1-2019 Discussion regarding lead Agency & SEQR
3. Case #1-2019 Application by Cypress Creek for a Specific Use Permit for a solar farm located at 3660 Apulia Road, Jamesville, NY 13078, east side ¼ mile north of Palladino Road in an Ag/Residential District. (Tax Map No. 006.-03-01.3)

Discussion:

Meeting commenced at 7:00 pm. Jim Nakas, Planning Board chair welcomed all in attendance. He also corrected the agenda item Case #1 – 2019 from west side to east side as it was incorrectly identified on the agenda.

1. The minutes of November 21, 2017 were approved as written by all board members present.

2. Attorney Brown generally explained the SEQR process as follows. This is a Type 1 action disturbing over 20 acres. All the involved agencies could potentially serve as lead agency to determine environmental impact. This application was presented to the Zoning Board of Appeals in February where that board determined that the Planning Board should serve as lead agency. It is now up to the Planning Board to vote and declare its intent to be the lead agency. Resolution to declare intent to be lead agency starts the SEQR process. A Specific Use Permit from ZBA would be considered after SEQR, followed by a controlled Site Plan. We'll need 30 days to give other agencies time to determine whether they want to assume lead agency. The Town Engineer will likely be present for all applications moving forward.
3. Bryan Stumpf, Community Engagement Specialist and Grady McCay Project Developer representing Cypress Creek, owner/operator of solar farms across the US in 15 states. Currently they have 30-31 approvals in NYS so far. Each farm (there are two proposed for LaFayette) would produce two megawatts to power 300-500 homes. Benefit to the community is a 15-20% solar credit on each participating resident's National Grid bill. There is a wetland separating both farms. Fire companies and operational maintenance will only have access to the site. Sites will not be lit at night. They will just be producing electricity. Site is remotely monitored. Jim Nakas had some confusion on the proposed construction hours for the project. On page 16 of the first part, construction is listed as 7:30 am to 8:30 pm Monday to Saturday whereas on page 7 of the 2nd section, construction was stated as 7:00 am – 7:00 pm Monday to Friday. Mr. Nakas stated his preference for the 7:00 am – 7:00 pm option. Mr. McCay advised they do not work beyond 7:00 pm or on Saturday's. Mr. Marzo asked if the panels moved. Mr. Stumpf advised that they move across the sky slowly tracking the sun. Mr. Nakas asked how many panels are involved. Mr. Stumpf advised approximately 20,000; 9-10,000 per site. Mr. Nakas asked if there was any heavy metal in the panels. Mr. Stumpf advised they were encased in glass and aluminum and silicone. There is no heavy metal leakage. A question on type of racking or support structures was asked by Mr. Marzo. The applicant could not respond but will get back to the board on a response to that question. Mr. Stumpf said the only noise would be from an inverter and is much a refrigerator fan. Mr. Nakas asked what local residents were most leery about concerning previous projects. Mr. McCay stated that glare can be an issue for local nearby airports but advised FAA approval is not necessary for this site. Mr. Nakas asked about danger to plant species and animal species. Mr. McCay advised they are only allowed to clear in the winter because of the Northern long-eared bat. Visual impact on communities is also a common concern. Most trees will conceal the panels when driving by. Mr. Bush asked about construction timeframe. Mr. McCay advised due to winter clearing restrictions, the project would start in early April with 4-5 months to complete construction. Mr. Chambers asked about array height and was advised 12', the

length they were not sure. Jeff Brown asked if they have photos of the panels installed from various angles. There are photos in the books but photos from various angles should be available to residents and our town engineer. Mr. Chambers advised that the DEC has created literature and whatever the length is on the panel it needs to be that same length minimum on the next row for runoffs. He will dig into further for requirements. Ms. Keenan asked if the tracking is noisy and if it used electricity. Mr. McCay to provide decibel information.

Mr. McCay asked about timelines. Mr. Brown advised 30 days was needed for coordinating agencies to respond. There is the option of bringing both boards together for a joint meeting. SEQR review is tentatively scheduled for May meeting.

Motion was made for Planning Board expressing its intention to serve as lead agency by Jim Nakas, 2nd Brad Bush, all other board members were in favor. Resolution follows.

RESOLUTION UNDER THE STATE ENVIRONMENTAL QUALITY REVIEW ACT RELATIVE TO DECLARING THE INTENT TO BE LEAD AGENCY

WHEREAS, pursuant to Article 8 of the New York State Environmental Conservation Law, as amended, and the regulations of the New York State Department of Environmental Conservation promulgate thereunder (collectively ‘SEQR’), the Planning Board of the Town of LaFayette, Onondaga County, New York (the ‘Board’), has reviewed the SEQR Full Environmental Assessment Form (EAF) Part 1, prepared by Cypress Creek LLC (‘Applicant’); and

WHEREAS, the Board is required to make a determination with respect to the environmental impact of any ‘action’ (as defined by SEQR) to be taken by the Board (the ‘Action’), and

WHEREAS, the Action contemplated is the construction of a solar farm to be located at 3660 Apulia Road within the Town; and

WHEREAS, pursuant to SEQR, The Board determines that said Action is classified as a Type 1 Action and is subject to review and approval by other involved agencies; and

WHEREAS, the Board determines that it is the most appropriate agency to insure the coordination of this Action and will provide written notifications to involved agencies,

for the purpose of conducting a coordinated review and making the determination of significance thereon under SEQR,

NOW, THEREFORE,

BE IT RESOLVED by the Board as follows:

1. The board hereby declares its intent to be designated as the lead agency for this Action; and
2. The Town Engineer is directed to provide notice hereof to the involved and interested agencies, seeking their agreement (or objection thereto) in writing on or before noon on **April 19, 2019**.

The above resolution was offered by Jim Nakas and seconded by Brad Bush at a meeting of the Planning Board held on Tuesday, March 19, 2019. Following discussion thereon, the following vote was taken and recorded:

I, Jackie Roorda, Secretary of the Board, do hereby attest to the accuracy of the above resolution being acted upon and recorded in the minutes of the Town of LaFayette Planning Board for the March 19, 2019 meeting.

Motion was made to adjourn the meeting by Rick Markoff, 2nd by Brad Bush all other board members were in favor.

Action items:

Cypress Creek to provide further information on the following:

- Length of panels (as asked by Mr. Chambers)
- Racking information (as asked by Mr. Marzo)
- Tracking decibel information (as asked by Ms. Keenan)
- Further photos of panels from various angles (as asked by Mr. Brown)

Meeting adjourned at 7:38 pm

Respectfully submitted,
Sue Marzo
Planning Board Secretary

