TOWN OF EAST BLOOMFIELD

## Planning Board Minutes

**October 15, 2020**

**Planning Board Members Present**: Fred Fink, Julie Pellett, Daniel Compton, Steve Lester, Matt Rogers, Michael Donohoe, Mike Woodruff

**Absent:**

**Others Present**: Kimberly Rayburn (Secretary) James Kier, (Building & Zoning), Rocco Venezia

**I. Parcel Lot Line Adjustments Gerald Sullivan tax map # 67.00-1-51.111 parent parcel of 44.1 acres annexing 1.57 +/- acres into 67.00-1-49.210 Toomey, and 3 +/- acres into 67.00-1-51.112 Bernard. Leaving 36.8 +/- acres of vacant parent parcel.**

A discussion was held and the maps were reviewed. No new lots are being created and there are no nonconformities.

**SEQR was discussed, Rogers motioned and Donahoe seconded that SEQR be declared a type II with no further action**. **All Board members present voted Aye, Vote was carried unanimously.**

Woodruff stated that the farm note should be added to the map.

**Woodruff motioned and Pellett seconded to approve Parcel Lot Line Adjustments for Gerald Sullivan. Tax map # 67.00-1-51.111, parent parcel of 44.1 acres. Annexing 1.57 +/- acres into 67.00-1-49.210 owned by Toomey, and 3 +/- acres into 67.00-1-51.112 owned by Bernard. Leaving 36.8 +/- acres of vacant parent parcel.**

**Whereas:**

1. The farm note will be added to the map

**Record of Vote**:

**Fink** Aye  **Pellett** Aye **Compton** Aye **Rogers**  Aye **Lester** Aye **Donohoe** Aye  **Woodruff** Aye

**All Board members present voted Aye, Vote was carried unanimously.**

**II.** **Scott Benson Real Estate/ Benson Enterprises, existing Use Variance for landscaping business**

 **would like to erect an accessory structure for storage.**

**A discussion was held, Woodruff motioned and Donahoe seconded to waive a public hearing due to it being an existing business with the accessory structure located behind the front line of the existing building.**

**SEQR was discussed, Woodruff motioned and Rogers seconded that SEQR be declared a type II with no further action**. **All Board members present voted Aye, Vote was carried unanimously.**

**Woodruff motioned and Pellett seconded to approve the Site Plan for Scott Benson Real Estate / Benson Enterprises, for an accessory structure for storage for his landscaping business.**

**Whereas:**

1. 24 x 40 storage shed is approved

**Record of Vote**:

**Fink** Aye  **Pellett** Aye **Compton** Aye **Rogers**  Aye **Lester** Aye **Donohoe** Aye  **Woodruff** Aye

**All Board members present voted Aye, Vote was carried unanimously.**

**Donahoe motioned and Woodruff seconded to forward the request onto the ZBA,**

**Whereas:**

1. It conforms with the existing use

2. minor expansion to a pre-existing variance

3. meets the setback requirements

**Record of Vote**:

**Fink** Aye  **Pellett** Aye **Compton** Aye **Rogers**  Aye **Lester** Aye **Donohoe** Aye  **Woodruff** Aye

**All Board members present voted Aye, Vote was carried unanimously.**

Benson then went on to add that it may be worth considering re-zoning this area as there is his business, Dertinger Development (the old Bennett fur farm) which houses multiple business, and now the solar array. Woodruff stated that they may be looking at re-zoning certain areas as part of the new comprehensive plan.

**III. Discussion** Solar. The Board reviewed changes made to the proposed new code and discussed further points still under review. Some of those points are setbacks, area coverage, visual impact, approvals by the utility for hookup to a substation, use on site vs a solar farm, decommissioning and how its handled for residential vs a large-scale solar project. A brief discussion was held on size and max number of megawatts (mw). The Board discussed a maximum ten (10) mw for the Town. Lester stated that private homes requiring a building permit do not count in the max capacity. The cap is for commercial arrays where the electricity is being sold. The Town of Seneca does not include ag arrays where the electric will be used on the farm. The Board has since learned that Ag & Markets need to be included when arrays are proposed on farm land. They will be included in the list when the pack et and SEQR is sent out to the various agencies. Discussion was held on NYS reviewing and handing out permits for any system proposed to be twenty-five (25) mw or more. The Board also discussed the possibility of looking into the fees for both roof mounted residential panels.

**IV**. **Minutes:**

**Minutes of August 20, 2020**

**Woodruff motioned and Rogers seconded to approve the minutes 8/20/2020**

**All board members present at the 8/20/2020 meeting voted aye; Vote was carried unanimously.**

**Minutes of September 17, 2020**

**Woodruff motioned and Lester seconded to approve the minutes 9/17/2020**

**All board members present at the 9/17/2020 meeting voted aye; Pellett abstained as she was not present.**

**Vote was carried.**

**V. Meeting Adjourned:**

**Donahoe made a motion and Lester seconded the motion to close the meeting.**

**All Board members present voted Aye, Vote was carried unanimously.**

Respectfully submitted,

Kimberly Rayburn

Planning & Zoning Board Secretary