

PUBLIC HEARING – OMNI NOVITAS SOLAR PROJECT – 7677 BLACK CREEK ROAD,
KIRKVILLE, NY - SEPTEMBER 3, 2019- COMMERCIAL SOLAR PANELS – AG ZONE SLB – 24-
1-2.81

The hearing was opened by Frank Park. The secretary read the notice as published in the Oneida Dispatch.

Present: Frank Park, Dave Allen, Sherry Menninger, John Langey, atty, and Phil Costanzo, codes officer

Joseph Mendelsohn spoke for Novatis Solar and explained the project to the Board.

Haley Eckler - also appeared to explain their company design for the planned solar panels. – 5mw solar site located on Black Creek Road.

There will be one graveled turnoff. Construction should take about six months and mowing will be completed as needed to keep the grass below the panels. The electricity will be sold back to National Grid and costumers can take advantage of that to reduce their electric bill.

Screening will be added to the south portion of the parcel, deciduous trees will be added to block the view.

There will be a fence across from the access road and deciduous trees will be placed there.

Kimberly Lum, 1295 Fyler Road – the project is to the right of her property. She is concerned about the amount of light reflecting off from the panels. Mr. Mendelsohn stated that the panels have a non-reflective black coat to minimize reflection. There will be a small amount of ‘glint’ toward dusk but no glare. She is also concerned about humming coming from the panels. She was told that string inverters are small and their sound is minimal, 35 decibels at the site. Ms. Lum is concerned about the value of her house after the panels are constructed.

Cami O’Hara – Black Creek Road – questioned what the frames are made of. The frames are made of aluminum, not lead. There is glass, silicone and aluminum in the panels. Ms. O’Hara lives to the right of the project and wonders who will maintain this property. The Board is addressing the maintenance of this property.

Joseph Mendelsohn- There will be a buffer zone within his property

Kimberly Lum - do you have documentation about other panels – have they been maintained. (unnamed person) What guarantee do we have that this will be maintained.

Robert Daws – Black Creek Road – remembers the property being farm land. Is this activity allowed in this zone?

Per the Board, it is allowed in an Ag zone with Planning Board approval.

Is this project visible from Black Creek and Fyler Road?

The property is a total of 53acres and Novatis will use 6 acres.

Mr. Daws is concerned about the effect on the neighbors – this is rural property.

Novatis has a 25- year lease on this property. They are leaving all soils as they are now.

Andrew Foxenberg – 1331 Fyler Road – are the supports pile driven that can be removed?

John Mendelsohn– there will be no concrete used –

(unnamed woman) – will the Town have any projected profit from this plan and are there fire potentials?

The Town will try to recapture any money lost in taxes from the project. Novatis will work with the fire department.

Jill Daws Black Creek – will this property be fenced? –

John Mendelsohn yes, there are 14,638 total modules on this property.

Jill Daws - Concerned about decreasing property values if this project is approved.

Kimberly Lum – with the amount of electricity being drawn out - is there any concern of cancer – electro-magnetic fields

John Mendelsohn – lines can be put underground – not planned at this point.

Robin Delster – Chestnut Ridge Road – where are the power lines located in respect to the planned solar panels.

John Mendelsohn – the project is south of the power lines

Tom Markel – Black Creek Road – concerned about where the panels are placed in respect to his home. He also wants the barn taken down.

Carol Markel – where is the majority of the power going to go?

John Mendelsohn – the power will stay around this local area. – the total property is 53 acres and they are using a portion of it – up to owner if the rest is used for Agriculture

A motion was made by Sherry Menninger and seconded by Dave Allen to close hearing. All in favor.

REGULAR MEETING – TOWN OF SULLIVAN PLANNING BOARD – SEPTEMBER 3, 2019

The regular meeting of the Town of Sullivan Planning Board began at 7:50PM.

Present: Frank Park, Dave Allen, Sherry Menninger, Phil Costanzo and John Langey, atty

Excused: John Ceresoli and Paul Jasek

A motion was made by Dave Allen and seconded by Sherry Menninger to accept the minutes of the August 6, 2019 meeting. All in favor.

OMNI NOVITAS SOLAR PROJECT – 7677 BLACK CREEK ROAD, KIRKVILLE, NY - SEPTEMBER 3, 2019- COMMERCIAL SOLAR PANELS – AG ZONE SLB – 24-2-81

The Board needs to hear from Barton & Logoudice before any decision can be made.

At this point, they have received no information. They need to know the complete scope of this project in every detail.

John Langey, atty – Several factors need to be considered

- 1) people want more information regarding glint and glare
- 2) What are the DB levels,
- 3)The Board needs information on the impact of these projects on homes
- 4)We need more photos from different vantage points.
- 5)We need more information regarding the planting scheme, maintenance around fence line (put in writing).
- 6) We need a writeup on the reclamation bond,
- 7)The Board needs a definitive statement regarding your power lines above or below ground, put this in writing,

Omni Navitas is planning on above ground. They can go underground with anything they have control of but not what National Grid controls,

- 8) There are concerns about environmental exposure,
- 9) They need to submit literature on how community exposure works,
- 10) What is the landscaping plan,
- 11) Navitas needs to submit a maintenance plan and upkeep plan,

This needs to go to Madison County Planning.

PETER KILTS – P&S Concrete Products INC. - POLE BARN STORAGE BUILDING – 32’ X 46’ 7312 LAKEPORT ROAD – SLB 41-1-45

Mr. Kilts would like to construct a 32’ x 46’ storage building as a part of a commercial concrete business at 7312 Lakeport Road.

Mr. Kilts parcel is not in the wetlands per the wetlands map as previously believed. Mr. Kilts building would be 50’ from the property line but there is a right away for the railroad. The wetlands are on the north side of the railroad, Mr. Kilts building will be on the south side.

This application needs to go the Madison County Planning. He will return to the next meeting.
RICHARD TASSONE – 2344 ROUTE 31, CANASTOTA – SLB 11-1-9.1

Mr. Tassone would like to place a 30' x 48' pole building in his back yard for personal use. He is in a business zone. He does have a special use permit for his gun shop. The hearing can be waived; however, the application does need to go to Madison County Planning. Mr. Tassone will return to the October 1, 2019 meeting.

SONBYRNE SALES, INC – CHRISTIAN BRUNELLE – 1305 ROUTE 5, CHITTENANGO

Mr. Brunelle appeared before the Board for a special use permit to erect a Byrne dairy in the former Cliff's gas station at 1305 Route 5 W. They plan to tear down Cliffs market, remove the gas pumps and remove the current tanks. The business zone is 300' deep. There is a small parcel of this property that is not in a business zone but is in an MR-12 zone. The Board can grant an exception for 100'

There is 320' on Route 5, 265' on Tuscarora. The building will be 4222 sq. ft. There will be 30 parking spaces. There will be 8 fueling positions. There will be 2 curb cuts approved by the DOT. There is a dumpster enclosure north of the building. Lighting plan has been done, and will be submitted to the Board. There will be no spillage onto the road. The business will be open 24 hours, 365 days a year. Signage will be freestanding as is present now (64 sq. ft. 15'high). Public water is available at the site. No public sewer. Suggesting a septic sewer system, will talk to the village regarding public sewer.

This area percs. Barton & Logoudice will review this plan. The Board would like to see a landscaping plan. This application needs to go to Madison County Planning.

A motion was made by Sherry Menninger and seconded by Dave Allen to schedule a public hearing for October 1, 2019 at 6:45PM for a gasoline/retail business at 1305 Route 5 West, Chittenango, NY. All in favor.

A motion was made by Sherry Menninger and seconded by Dave Allen to adjourn the meeting at 9PM. All in favor.

Respectfully submitted,