



Town of Schroepfel
Planning Board Meeting Minutes
January 24, 2024

Attendees on January 24, 2024: Don Clark, Robert Loreman, Gordon Walts, William MacDonald, Dave Mosher, Regina Drumm, Lee Goodman, Leslie Orman, Wendy Loughnot, CCF

- 1) Meeting to be called to order.
- 2) Pledge of Allegiance
- 3) Review and approval of the 12/27/2023 Meeting Minutes.

On Motion of G. Walts and seconded by R. Loreman the December 27, 2023 meeting minutes were unanimously approved.
- 4) Merle Builders - Hoag Road, Application for five-lot subdivision.
 - a) It appears as though the applicant is using Section 81-16(L) to allow the lots to be accessed by way of the 60-foot strip. That section provides that any Deed for the lots must contain certain language. That information should be set out in the Subdivision Map.
 - b) Lot #4 has existing structures located therein. The map will need to show setbacks from the proposed property line for each structure so we can be sure that the structures will meet all set back requirements.
 - c) Schedule of the public hearing will be 2/28/2024.
 - d) Any approvals by this board are contingent upon Oswego County Department of Health approvals.
 - e) Planning Board has concerns regarding the long-term plans for future subdivisions of the remaining property on the site. A stipulation will likely be added to address any future subdivision requests within five years per the following code reference:
 - i) A division of any part, parcel or area of land by the owner or agent, either by lots or metes and bounds, into lots or parcels two or more in number for the purpose of conveyance, transfer, or improvement, building development or sale. A subdivision shall not include, however the division of land for agriculture or residential purpose, which has not been subdivided within the past five years, into three or less lots, each having a minimum lot size required in the zoning district in which the lots are located, and which does not involve the creation of a new street, highway, the term "subdivision" shall include re-subdivision. [Amended 10-23-2008 by L.L.No.3-2008;7-22-2010by L.L. No.2-2010]
 - ii) On motion of D. Mosher, seconded by L. Goodman, the Board unanimously approved that contingent upon all necessary Site Plan revisions have been made a Public Hearing will be scheduled for February 28, 2024.
5. Nextamp Phoenix Oxbow Solar Farm Application - Hoag Road. Alex (no last name provided) presenting on behalf of Amon Riley with Nextamp.
 - a) Town Engineer has not yet provided feedback.



- b) Applicant has indicated that they would like the Planning Board to undertake SEQR this month so then can begin the process of clearing trees. In reviewing the code requirements, Section 95-44.9(F)(1)(c) specifically provides that clearing and/or grading activities shall not commence until issuance of the Site Plan approval. As such, the Code would not authorize the applicant to start clearing until after the Site Plan is approved in full.
- c) Section 487 of the RPTL requires that the Town must notify the applicant within 60 days that the Town will require a PILOT Agreement. Town attorney is currently reviewing this item.
- d) Application is not complete at this time. Missing items include:
 - i. Rendering not provided - discussed at December 2023 meeting
 - ii. Civil drawings not included, (Tab J)
 - iii. No height information provided for installed solar panels.
 - iv. No panel detail, including color information provided.
- e) Substantial wetlands located on the project site. In order to review SEQR accurately, needs to have Town Engineer's feedback and input.
- f) The Nextamp Site Plan was discussed, the Board noted the following items need to be addressed before the next meeting on February 28, 2024:
 - i. The application is incomplete.
 - ii. Town engineer needs to review the Site Plan regarding wetlands
 - iii. All coordinators need to be listed on the Site Plan.
 - iv. Photos and renderings must be presented at the February 28, 2024 meeting.
 - v. W. MacDonald requested to review the FEMA (Failure Modes Effects Analysis).
 - vi. Wendy will contact The Town's attorney, Graham Seiter with Seiter Law Group, regarding the PILOT agreement clause of the Town's Solar regulations using the December 13, 2023 date of initial application to start the 60-day window to respond to the applicant.
 - vii.
- g) The Planning Board will be declared as Lead Agency at the February 28, 2024 meeting. At the March 27, 2024 meeting, SEQR will be completed.

7. Motion to adjourn,

On motion of W. MacDonald, seconded by R. Drumm the meeting was unanimously adjourned at 8:40pm.