

## Planning Board Minutes

March 7, 2019

**Members Present:** Dave Crandall, Fred Bach, Duane Hazelton, Therese Christensen, Doug Rogers

**Members Absent:** Patrick Dewey, Mike Ingerson, Paul Heckmann

**Attendees:** Gerry Wetterhan, Peter McAuliffe, Joe Mendelsohn, Mary Heyman, Carol Thomas, Susan Bach, William Bach, Jake Tibbles, Spencer Busler, Pam McDowell, Jonathon Taylor, Mary Zovitoski

The meeting was called to order at 7:00p.m. by chairman Doug Rogers followed by the salute to the flag. The minutes of the February 7<sup>th</sup>, 2019 meeting were approved as presented upon a motion by Therese Christensen with a second by Duane Hazelton (motion passed).

Chairman Rogers reported on the status of the proposed Town solar legislation and the Village Sign Law. The solar legislative proposal was submitted to the Town Board for review and comment giving direction to the ad hoc committee for possible changes. Upon receiving the Board's input the committee will reconvene to make any additional changes prior to legal review. Chairman Rogers also reminded the Planning Board about the Tug Hill Workshop on March 28, 2019 at Jefferson Community College. Attending said conference would satisfy the four hours annually of continuing education requirements as per Town Law.

Jake Tibbles and Spencer Busler, executive director and assistant director respectively of the Thousand Islands Land Trust commonly referred to as TILT presented information regarding a proposed multi-use trail that will connect the Village with the Sissy Danforth existing trail outside the Village. The presentation spoke to the nascent efforts of making this trail a reality by noting the funding received, engineering information, required easements and most importantly the route which the proposed trail will take in connecting to the Sissy Danforth segment. It would appear the trail will run through several zoning districts. The TILT representatives sought comments from the Planning Board as to how they should proceed with regard to meeting the zoning/land use requirements. It would appear that the Planning Board was receptive to the trail proposal and noted that this type of land use reflects the recreation section of the Comprehensive Plan. Chairman Rogers will discuss the project with the Zoning Enforcement Officer and contact counsel as to how we can approach any zoning/planning concerns relative to the trail project.

Representatives Peter McAuliffe and Joe Mendelsohn of Omni Navitas presented their proposal for the erection of a Community Solar Facility (pre-application conference) to be located on a

25 acre site on the Wood Road (County Route 5). The property in question is part of the Gerry Wetterhan farm. The applicants provided a site plan and a general overview of their proposal. The project expects to generate five megawatts of energy. The location is remote and is essentially pasture land located on the Wood Road near the intersection with County Route 9 so as to access three-phase power needed for the project. It is 1,000 feet off the Wood Road. The lines will be trenched as may be permitted per National Grid regulations. A more detailed plan will be forthcoming as they prepare a proposal for Planning Board review.

Jonathan Taylor, agent for Riverstone Associates, LLC (W.D. Bach) provided a detailed presentation replete with architectural renderings of the proposed marina/business located at 838 and 840 State Street in a Marine Development District. This project involved a myriad of permits from various state and federal agencies. It was also evaluated based on the policies promulgated in the Local Water Front Revitalization Program and the various zoning regulations that apply in the Village Marine Development District. The proposal includes the construction of a maximum of six rental docks and a concrete dock to accommodate the loading and unloading of equipment. Additionally, it will include the construction of a boathouse with offices and storage on the upper level. A seawall will be constructed and some dredging will be required. Such topics as landscaping, parking, signage and hours of operation were discussed. Upon a motion by Duane Hazelton with a second by Fred Bach to open the public hearing was made regarding the proposed project (motion passed). A motion by Duane Hazelton with a second by Therese Christensen to close the public hearing was passed. A negative declaration SEQR passed upon motion by Dave Crandall with a second by Therese Christensen. Duane Hazelton presented a motion to approve the project with conditions; it was seconded by Therese Christensen (motion passed). The conditions were as follows: provide a detailed planting plan, provide a site utility plan and should the parking area be paved in the future, the applicant will return to the Planning Board for review. No off site marina parking was proposed and that a total of 14-16 car parking spaces would be provided. Meeting adjourned at 8:40 p.m.

Respectfully submitted,

Douglas Rogers, Ed.D.