

TOWN OF TRENTON PLANNING BOARD

JOHN PANZONE, Chairman
PAUL DAVIDSON, Member
CHRIS CRUMB, Member
DAVID CONSTABLE, Member

PO Box 206
Barneveld, NY 13304-0206
TDD Dial 711
FAX (315) 896-4045
trenton@town.trenton.ny.us
www.town.trenton.ny.us

BILL NOETH, Member
JOSEPH SAMSON, Member
KATHLEEN KELLOGG, Member
THERESA INSERRA, Secretary

November 2, 2020

Meeting called to order at 6:32 P.M.

Roll Call

Members: John Panzone, Chairman
Joe Samson, Member
William Noeth, Member
Kathy Kellogg, Member
Dave Constable, Member
Chris Crumb, Member

Guest: Leo Boulerville – Zoning Enforcement Officer
Ken Cutler – Codes Officer
Chip O'Donnell – Van's Tavern
Daniel Cozza – Van's Tavern
Bill Van Alst - Whaling Solar Project
Bob Lawless
Paul McMenemy – Solar Generation

Missing: Paul Davidson, Member

- **19081/19082 - Teton Management - Hulser Road large scale solar project.**

Bill Van Alst from Larsen Engineering attended the meeting. The decommissioning plan was reviewed and had been approved by the town board. Joe Samson made a motion to approve the project. John reviewed the forms being reviewed: Application for Site plan dated June 25, 2019; plans titled "Whaling Solar Farms at Hulser Road", initially dated June 21, 2019 with revisions the latest being dated 9/2020. Engineer is Larsen Engineers, 700 West Metro Park, Rochester, NY 14623, Project No. 03-3-6563 dated August 2019, Revised September 2019. Chris seconded the motion. All approved. John Panzone and Ken Cutler both stamped and signed the final copies of the plans that were presented by Bill Van Alst.

The Town of Trenton is an equal opportunity provider, and employer.

TOWN OF TRENTON PLANNING BOARD

JOHN PANZONE, Chairman
PAUL DAVIDSON, Member
CHRIS CRUMB, Member
DAVID CONSTABLE, Member

PO Box 206
Barneveld, NY 13304-0206
TDD Dial 711
FAX (315) 896-4045
trenton@town.trenton.ny.us
www.town.trenton.ny.us

BILL NOETH, Member
JOSEPH SAMSON, Member
KATHLEEN KELLOGG, Member
THERESA INSERRA, Secretary

- **19052/19053 – Mallory Rd. Solar Project.** Paul McMenemy from Solar Generation attended the meeting. The official name of the project is “Oneida East”. The board received the decommissioning report which was approved by the town board. Paul reviewed with the board the sound transmission report and updated plans dated 10/25/2020. The board had questions on the landscaping plans on page 1.4. Paul will send a list of buffer vegetation plants and provide a maintenance plan. They anticipate a springtime start time. The board will also review the sign permit application at the next meeting.
- **20012 – Robert Lawless, Parcel # 211.002-2-31** Sale of Pre-Made sheds by David Leach. Bob advised he is engaging in the resale of the sheds. He will have 7 or 8 display sheds on his property on Route 12. Signs on the front of the shed will include the price and a phone number to contact for further information on purchasing a shed. There will not be any lighting and no office in the building itself. On the site plan application, A-T will need to be completed. Leo and Bob left the room to complete the application.
- **Applicant: Charles O'Donnell,** Parcel #194.011-2-17, Zone GBD/CB-1, Parcel Location: 101 Remsen Road, Barneveld, NY 13304. Chip O'Donnell and Dan Cozza attended the meeting. The Applicant is seeking approval for interior renovations, new patio roof and replacement of septic system on the property. A copy of all the previous information was made and reviewed by the board and given to Chip and Dan. The board reviewed the latest plans that we had on file which were dated November 2019. Ken stated that because the building was closed more than a year, everything now must be reviewed and approved by the Planning Board. Leo stated it is a permitted use, so that the project does not need to go before the ZBA. At this time, the board reviewed the plans. The plans show 75 seats for the septic system design notes, but on drawing 2 the max occupancy load is 173. So, it appears the septic system is under designed. If the load is 173, now is there enough parking? Ken stated that now the applicant must submit updated engineered drawings showing the parking, including handicap parking, the building footprint, and the occupancy load.

At this time, Mr. Lawless returned to the meeting with a completed application. The board reviewed the updated application. The real estate is not changing at all and there will not be any renovation at all. It is an unlisted action, and we will declare ourselves as lead agency and forgo a SEQR review. Any signs will be on the buildings themselves and do not need to be reviewed. Joe made a motion to approve the application as submitted. Kathy seconded and all approved. Ken had no issues with the project.

The Town of Trenton is an equal opportunity provider, and employer.

TOWN OF TRENTON PLANNING BOARD

JOHN PANZONE, Chairman
PAUL DAVIDSON, Member
CHRIS CRUMB, Member
DAVID CONSTABLE, Member

PO Box 206
Barneveld, NY 13304-0206
TDD Dial 711
FAX (315) 896-4045
trenton@town.trenton.ny.us
www.town.trenton.ny.us

BILL NOETH, Member
JOSEPH SAMSON, Member
KATHLEEN KELLOGG, Member
THERESA INSERRA, Secretary

The board then returned to review of Van's Tavern. Discussion about parking started with questions about an agreement to park at Square Stamping on their off hours. John suggested to come to the Planning Board work session on November 30 with updated plans particularly as it pertains to parking and septic.

Minutes

Review of August 3, 2020 Minutes: Joe made a motion to accept the August minutes. Dave seconded. All approved.

Review of September 14, 2020 Minutes: Joe made a motion to accept the September minutes. Kathy seconded. All approved.

Review of October 5, 2020 Minutes: Chris made a motion to accept the October minutes. Bill seconded. All approved.

Additional Topic Discussed:

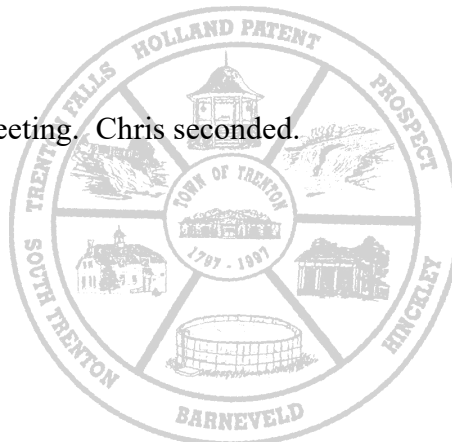
Updates to Zoning Map - Leo will begin the SEQR process and send a copy through the 239 Oneida County Planning process. Also, a public hearing will need to be scheduled before the map can be approved by the town board.

Draft Solar Law – Joe Samson created a composite of our current law and the new model solar law from New York State. The Planning Board will review and then present to the Town Board for review.

Adjournment

Bill made a motion to adjourn the meeting. Chris seconded.

Meeting adjourned at 9:00.



The Town of Trenton is an equal opportunity provider, and employer.