

TOWN OF LYSANDER
PLANNING BOARD MEETING
8220 Loop Road
Thursday, February 8, 2024 @ 7:00 p.m.

I. PUBLIC HEARING -- None Scheduled

II. APPROVAL OF MINUTES

Review and approval of the minutes of the January 11, 2024 Planning Board meeting.

III. OLD BUSINESS

1. Controlled Site Use Modification RIC Energy/ Lyander III Solar
Case No. 2023—002 1743 Lamson Road

IV. OTHER BUSINESS

1. Recommendation to Town Board Galehead Development

Solar Moratorium Extension Language to be considered, if the Town Board chooses to extend the current Solar Moratorium set to expire April 20, 2024:

This section shall apply to all solar energy systems in the Town of Lysander which are approved after the effective date of this local law. Any solar energy system which received Controlled Site Use approval prior to the effective date of this local law shall be governed by the local law in effect at the time of approval.

V. ADJOURN

The next regular Town of Lysander Planning Board meeting is scheduled for Thursday, March 14, 2024 at 7:00 p.m.

Application to the Planning Board

For: _____ Subdivision of Land
 _____ Number of Lots _____
 _____ Controlled Site Use
 _____ Site Plan Approval

Date: January 31, 2024
_____ Information Only
_____ Preliminary
_____ Final

Name of proposed development: Lysander III Solar

Applicant:

Name Lysander III PV, LLC

Address c/o RIC Energy

85 Broad St, 28th Floor, New York, NY 10004

Telephone: (917) 819-1900

Owner of record:

Name Aldo Bonacchi

Address 1743 Lamson Rd, Phoenix, NY 13135

Telephone: _____

Proof of ownership attached: tax record

Site Location:

1743 Lamson Rd, Phoenix, NY 13135

Proposed use (s) of site:

Seeking and amendment/clarification to approval issued on June 8, 2023 for 5 MW Community Solar. Requesting relief from condition 2 as work with National Grid indicates underground interconnection will not work with project schedule or requirements. See attached for details.

Current use & condition of site:

Farmland

Plans prepared by:

Name Wendel Architects and Engineers

Address Centerpointe Corporate Park

375 Essjay Rd, Ste 200, Williamsville, NY 14221

Telephone: (716) 688-0766

Ownership intentions:

Name _____

Address _____

Telephone: _____

Farm Lot No. _____

Tax Map No. _____

Current Zoning _____

Is site in an Agricultural Tax District? _____

Area of land _____ acres.

Plans for sewer and water connections

Character of surrounding:

Wooded, farmland, residential

SEE REVERSE SIDE FOR ADDITIONAL SUBMITTAL REQUIREMENTS!

Name of Owner or Representative

Signature

IN THE MATTER
Of
SITE PLAN DETERMINATION FOR
THE LYSANDER III SOLAR PROJECT
PROPOSED BY LYSANDER III PV, LLC

Resolution #2023--002
SITE PLAN APPROVAL

The **TOWN PLANNING BOARD OF THE TOWN OF LYSANDER**, in the County of Onondaga, State of New York, met in regular session at the Town Hall in the Town of Lysander, located at 8220 Loop Road, Baldwinsville, New York 13027, County of Onondaga, State of New York, on the 8th day of June, 2023, at 7:00 p.m. The meeting was called to order by John B. Corey, as Chairman, and the following were present, namely:

John B. Corey	Chairman
Hubert D. Kimball	Member
Steve Darcangelo	Member
Doug Beachel	Member
Matt Hunt	Member

Absent: None

MOTION BY COREY, SECOND BY DARCANGELO

WHEREAS, Lysander III PV, LLC (the "Applicant") is proposing the construction of a ground mounted photovoltaic solar energy generating facility generating 2.4 megawatts (MW) alternating current, located at 1743 Lamson Road, Phoenix, NY (tax ID: 017-04-06.1) (the "Project"). The Project is situated within an approximately 22-acre portion of an approximately 121-acre parcel (the "Property" or "Project Site").

WHEREAS, the Applicant, through its engineers RIC Development LLC has submitted a site plan package (the "Site Plan Package") entitled Lysander III Solar Site Plan Review Application, which consists of the following Sheets: Title Sheet RIC Energy, Lysander III Solar G-001; Existing Conditions C-101; Site Preparation and Erosion and Sediment Control Plan Site C-102; Overall Site Plan

C-200. Site Layout Plan C-201; Interconnection and Utility Access Plan and Profile C-202; Grading and Drainage Plan and Proposed Access Road Profile C-301; Landscape Plan C-401; Landscape Butter Plan Enlargement & Plant Details C-402; Site Details C-501; Site Details C-502 and Site Details C-503; Project No. 607122, dated April 3, 2023.

WHEREAS, the Planning Board and its engineer have reviewed the Site Plan Package and have considered it in relation to the SEQRA review and findings set forth herein;

WHEREAS, the existing zoning for the Project Site is Agriculture which allows the Project as set forth in the Application;

WHEREAS, land uses in the adjacent surrounding area are primarily agricultural and vacant land and woodlands;

WHEREAS, on June 8, 2023, the Planning Board reviewed Part 2 of the Long EAF and determined by Resolution that the Project will not have a significant environmental impact under SEQRA, which Resolution is made part of this Resolution;

WHEREAS, by letter dated June 7, 2023, the Engineer for the Town has reviewed the Site Plan Package and based on his review has determined that the Site Plan Package meet the engineering and State/Town standards for a solar voltaic system in the Town of Lysander (Engineer's Review Letter of 6-7-2);

WHEREAS, by resolution dated April 26, 2023 the Onondaga Planning Agency determined that the Project would not have a inter-county wide impact and offered one modification, which modification is agreed to by the Planning Board;

WHEREAS, the State of New York has adopted the 2015 New York State Energy Plan, which sets forth various renewable energy goals for the State;

WHEREAS, on July 18, 2019, the Climate Leadership and Community Protection Act (Climate Act) was signed into law which was among the most ambitious climate laws in the world and requires New York to reduce economy-wide greenhouse gas emissions 40 percent by 2030 and no less than 85 percent by 2050 from 1990 levels. <https://climate.ny.gov/>

WHEREAS, the Planning Board agrees with the goals set forth in these and all the State policies on renewable energy and encourages the production of renewable energy in the Town of Lysander;

WHEREAS, on June 8, 2023, the Planning Board held a public hearing on the Site Plan Package at which time the public was given an opportunity to speak for and against the Project;

NOW, THEREFORE BE IT RESOLVED that the Planning Board hereby approves the Site Plan Package with the following conditions:

1. All of the conditions set forth in the Town Engineer's Review letter of 6-7-23;
2. Applicant shall work with National Grid and the Engineer for the Town to reduce the number of telephone poles for the Interconnect site to one and the rest of the lines shall be ground mounted (and screened) or underground, to the extent National Grid allows. In the event National Grid requires more than one pole, all the poles shall be screened to the satisfaction of the Engineer for the Town.
3. No chemicals will be used to clean the panels.
4. Stockpile the soils on site to be resettled on the property once the project is de-commissioned.
5. An escrow account shall be established to authorize the Town to inspect the plantings annually to verify the plantings are still viable.

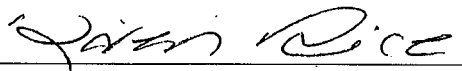
5 Ayes -- 0 Noes

I, **KAREN RICE**, Secretary of the Planning Board, **DO HEREBY CERTIFY** that the preceding Resolution was duly adopted by the Town Planning Board of the Town of Lysander at a regular meeting of the Board duly called and held on the 8th day of June, 2023 that said Resolution was entered in the minutes of said meeting; that I have compared the foregoing copy with the original thereof now on file in my office; and that the same is a true and correct transcript of said Resolution and of the whole thereof.

I HEREBY CERTIFY that all members of said Board had due notice of said meeting.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Town of Lysander, this 8th day of June, 2023.

DATED: June 8th, 2023
Baldwinsville, New York



Karen Rice
Secretary
Planning Board of the Town of Lysander
Onondaga County, New York



June 7, 2023

Chairman Corey &
Lysander Planning Board Members
8220 Loop Road
Baldwinsville, NY 13027

Re: PB Case No. 2023-002 RIC Energy Lysander III Solar; 1235 1743 Lamson Road

Subj: Site Plan SWPPP & SEQR Review

Dear Chairman Corey & Lysander Planning Board Members:

I Have completed my review of the most recent site plan drawings, revision date of 04/3/2023 SWPPP dated April 2023 and SEQR for the above referenced project. My review generated the following comments that the Planning Board will need to consider prior to moving forward with any approvals related to this project.

Site Plan Review Comments:

1. The Planning Board should request a copy of the interconnect agreement from Nation Grid to verify that additional off-site electrical grid improvement will not be required for this to move forward.
2. I would recommend that an additional row of evergreen trees be added to the landscaping plan that is 10' from the currently proposed trees and that all trees be planted at a maximum spacing of 10 OC.
3. I would recommend that the spacing between the rows of trees and that the row of shrubs be reduced to 4'-5' and that the shrubs are planted with a maximum spacing of 4' OC..
4. A note will need to be added to the landscaping plan that states the following "All plants that have received deer damage, are dead or not in good condition, shall be replaced w/in 1 year. Plants that have received deer damage shall not be the replaced in kind. The site shall be inspected annually by the Town Engineer to determine trees and shrubs that need to be replaced."
5. Correspondence from the Onondaga DOT and Town of Lysander Highway Superintendent should be provided to verify that the proposed driveway location are acceptable.

SWPPP Review Comments:

No comments at this time.

SEQR Review Comments:

6. A copy of the SHPO no effect letter should be included in the SEQR FEAF supplemental information.

Overall the site plan, SWPPP and SEQR submission included with the site plan application for this project is very complete. The site seems well suited for the proposed development. The setbacks and proposed screening appear to mitigate to the greatest extent possible the visual impacts associated with the project on the surrounding properties and traveling public.

Regards

Allen J. Yager, P.E.
Project Manager III / Sr. Engineer V

Cc: Andrew C. Welch; RIC Energy Development, LLC

