

MINUTES
LEWIS COUNTY PLANING BOARD
February 16, 2017

- (1) **Call to Order:** Vice-Chairman Becker called the regular meeting of the Lewis County Planning Board to order at 2:30 PM in Room 327 on the 3rd floor at the Lewis County Court House, Lowville, New York. Roll call was requested by Vice-Chairman Becker.
- (2) **Roll Call:** Board Members Present: Dave Becker, Tom Spaulding, Patricia O'Brien and Tim Petersen. Staff Present: Frank Pace, Director of Planning; Rachel Gardner, Planner. Others Present: Nick Altmire of linkinglewiscounty.com
- (3) **Reading and Approval of Minutes:** The January 19, 2017 meeting minutes were received and there were no modifications made by the Board members present. Mr. Petersen motioned to approve the minutes; Mr. Spaulding seconded the motion, which carried unanimously. Mr. Becker abstained as he was not in attendance at the January meeting.
- (4) **Correspondence and Communication:** None
- (5) **Report of Officers:** None
- (6) **Report of Special Committees:**

239-M Review

Mr. Pace read the following review to the Board:

TOWN OF DENMARK TOWN BOARD

Proposed zoning text amendment to Town of Denmark Zoning Law with regard to Setback Waivers language in Article X, Section 1025(B).

Town of Denmark – Applicant

The General Municipal Referral Form was submitted by Mark G. Gebo, Town Attorney on behalf of the Town of Denmark.

In summary, the purpose of the text amendment is as follows: “The Town Board of the Town of Denmark finds that certain language regarding setback waivers in Section 1025(b) of the zoning law as it relates to wind towers are confusing as it requires an owner to actually reside in a residence to grant a waiver”.

Summary of Draft Changes to the Town of Denmark Zoning Law

- **Section 1025 (B); The Town of Denmark amends the second sentence of Section 1025 (B) of the Town of Denmark Zoning Law to read “The owner of a residence may consent, in writing, to vary this distance, but in no event may a wind power generating facility be closer than the distance calculated in paragraph 1(A) above.”**

In review of the documents provided by Town Attorney Mark Gebo, it appears the amendment to the above described Section 1025 (B), specifically the second sentence, of the Zoning Law further clarify and or strengthen the existing codes already in place.

Recommendation: Approve

After brief discussion regarding the difference between the old and new wording, Mr. Becker made a motion to approve the project, seconded by Mrs. O'Brien, which carried unanimously.

(7) Report of County Planner:

Responses from municipalities regarding previously submitted/reviewed projects:

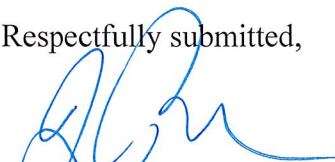
- Site Plan Review – Iberdrola Renewables. – Town of Pinckney Planning Board – Approved
- Special Permit – Joseph Zehr – Town of Watson Planning Board – Approved
- Special Permit – Copenhagen Wind Farm, LLC – Town of Harrisburg Planning Board – Approved w/conditions

(8) Unfinished Business: None

(9) New Business None

(10) Adjournment: There being no other business, a motion to adjourn the meeting was made by Mrs. O'Brien, seconded by Mr. Becker. Vice Chairman Becker adjourned the meeting at 2:40 PM.

Respectfully submitted,



Frank J. Pace
Director of Planning