

RE-ORGANIZATIONAL/ REGULAR PLANNING BOARD MEETING, TOWN OF LITTLE FALLS, APRIL 4, 2017

A Re-organizational/Regular meeting of the Little Falls Planning Board was held on April 4, 2017 at the town hall commencing at 6:30 p.m. with the following members present:

Present: Member Scott Todd  
Member Ken Schlag  
Member Elaine Cobb  
Member Donald Deschene

Absent: Member Gwen Gulley  
Member Robert Stapf  
Member Jesse Bucenec

Others Present: Town Clerk, Sandra Regan

-Meeting was called to order and roll call was taken.

RESOLUTION #1

Minute Approval

On motion of Member Todd, seconded by Member Deschene, the following resolution was ADOPTED- vote:

Ayes-Members Todd, Schlag, Cobb, Deschene  
Noes-0

RESOLVED that the minutes of September 6, 2016 meeting, as previously submitted, hereby be approved.

RESOLUTION #2

Chairwomen Appointment, Elaine Cobb

On motion of Member Deschene, seconded by Member Todd, the following resolution was ADOPTED by roll call vote:

Member Todd Aye  
Member Cobb Aye  
Member Schlag Aye  
Member Deschene Aye

RESOLVED that Member Elaine Cobb hereby be reappointed as Chairwomen of the Town Planning Board effective immediately for the year 2017.

RESOLUTION #3

Vice-Chairman Appointment, Scott Todd

On motion of Member Cobb, seconded by Member Todd, the following resolution was ADOPTED by roll call vote:

Member Todd Aye  
Chairwomen Cobb Aye  
Member Schlag Aye  
Member Deschene Aye

PLANNING BOARD MEETING, TOWN OF LITTLE FALLS, APRIL 4, 2017-CONT.

(Res. #3-Cont.)

RESOLVED that Member Scott Todd hereby be reappointed as Vice-Chairman of the Town Planning Board effective immediately for the year 2017.

RESOLUTION #4

Recording Secretary Appointment, Sandra Regan

On motion of Member Deschene, seconded by Member Cobb, the following resolution was ADOPTED by roll call vote:

Member Todd	Aye
Chairwomen Cobb	Aye
Member Schlag	Aye
Member Deschene	Aye

RESOLVED that Sandra Regan hereby be re-appointed as Recording Secretary of the Town Planning Board effective immediately for the year 2017.

-Oath of office cards and codes of ethics were signed by the appointees.

-Discussion was held on the condition of the Hillside Auto property and the number of cars parked on the property and near the main highway.

For future reference, Vice-Chairman Todd will contact the NYSDOT and find out what the regulations are involving automobiles.

-There was no further business.

-The next regular meeting will be held on May 2, 2017 at 6:30 p.m. at the town hall.

-Meeting adjourned at 7:05 p.m.-Member Schlag, Member Deschene

Respectfully submitted,  
Sandra Regan, Secretary

SPECIAL MEETING, TOWN PLANNING BOARD, TOWN OF LITTLE FALLS, OCTOBER 24, 2017-MEETING WITH LUKE PETKOVSEK

A special meeting of the Little Falls Planning Board was held on October 24, 2017 at the town hall commencing at 6:30 p.m. with the following members present:

Present: Member Scott Todd  
Member Ken Schlag  
Member Elaine Cobb  
Member Robert Stapf

Absent: Member Gwen Gulley  
Member Don Dechene  
Member Jesse Bucenec

Others Present: Secretary, Sandra Regan; Town residents, Luke and Tracy Petkovsek

-Meeting was called to order and roll call was taken.

-Town resident, Luke Petkovsek informed the board that he is planning on purchasing two acres on Route 5s that he would like to use for his Landscaping business, LP Services. Mr. Petkovsek stated that he would like to store his equipment there, build a workshop to work on his own equipment and eventually build a small barn for some of his farm animals; and that he was present to find out if he could do this prior to purchasing the property.

The planning board questioned if he would use the facility as a commercial store. Mr. Petkovsek stated that he would not at this time.

After consideration, the planning board determined that no site plan review was needed and had no problem being that Mr. Petkovsek plans to use the property for agricultural purposes and personal use. The planning board instructed Mr. Petkovsek that should he decide at some point to open a commercial store, he would have to revisit the planning board before doing such.

RESOLUTION #5

No Site Plan Needed for Luke Petkovsek

On motion of member Todd, seconded by member Stapf, the following resolution was ADOPTED by roll call vote:

Member Scott Todd	Aye
Member Ken Schlag	Aye
Member Elaine Cobb	Aye
Member Robert Stapf	Aye

RESOLVED that no site plan was needed at this time for Luke and Tracy Petkovsek to use property on Route 5s to house his landscaping business's equipment, to build a workshop to work on his personal equipment, and to build a barn to house his farm animals.

-Meeting adjourned at 6:45 p.m.-Members Cobb, Stapf

Respectfully submitted,  
Sandra Regan, Secretary

REGULAR MEETING, PLANNING BOARD, DECEMBER 5, 2017

A regular meeting of the Planning Board was held on December 5, 2017 at the town hall commencing at 7:00 p.m. with the following member present:

Present: Chairwoman Elaine Cobb  
Member Jesse Bucenec  
Member Gwen Gulley  
Member Ken Schlag

Absent: Member Robert Stapf  
Member Scott Todd  
Member Donald Deschene

Others Present: Secretary Sandra Regan; Jennifer Crawford, Consultant from Crawford & Associates; Michael Cucchiara, Development Manager from Nexamp Solar, LLC.

-Meeting was called to order.

-Jennifer Crawford, Consultant from Crawford & Associates and Michael Cucchiara, Development Manager from Nexamp Solar Inc., submitted a Site Plan Conference Application, a map of the proposed solar farm project, and an overview of a solar farm project that Nexamp is looking to do on 14 acres located on Route 169, owned by Beverly Gorinshek.

-Mr. Cucchiara gave the background of his company stating that they do mostly ground mounted projects, that NY is a newer market place for them, that they have other projects in the area, and that this project would be their first in Herkimer County.

Mrs. Crawford stated that she is the engineer and that they have been doing a few of these projects lately.

-Discussion was held with Mrs. Crawford and Mr. Cucchiara on the location of the site, the fees and rates generated by consumers, and the schedule for which the company was looing to begin the project.

-The board had concerns with the location of the power poles being directly across the road in front of neighborhood homes.

Discussion was held on this with Mr. Crawford and Mr. Cucchiara stating that these could probably being moved.

Secretary informed Mrs. Crawford and Mr. Cucchiara that the town recently adopted laws opting out of the Real Property Tax Exemption for solar farms and regulations concerning solar farms. Copies of both laws were given to Mrs. Crawford and Mr. Cucchiara.

Mrs. Crawford and Mr. Cucchiara stated that their goal was to submit a full application to the board in January and have the project ready to go in June.

The board informed Mrs. Crawford and Mr. Cucchiara to contact the planning board in advance when they were ready to proceed with the next steps.

-Mrs. Crawford and Mr. Cucchiara thanked the board for their time.

Meeting adjourned at 7:57 p.m.-Chairwomen Cobb, Member Bucenec

Respectfully submitted, Sandra Regan, Secretary