

**Town of Lowville Special Board Meeting
May 5, 2020**

A special meeting of the Town Board of the Town of Lowville, County of Lewis and the State of New York was held at the Town Hall, 5533 Bostwick Street, Lowville, NY on the 5th day of May 2020.

Due to the current state of emergency situation for New York State, the Town of Lowville will not be able to allow the public to be present at this meeting. This meeting is being held via video conference, where the public is able to join.

Present via Zoom:

Randall Schell, Supervisor
Ruth Larabee, Councilwoman
John D. Ross, Councilman
Robert Mullin, Councilman
Aimee Murphy, Town Clerk
Thomas Widrick, Highway Superintendent/Special Districts Superintendent
Raymond Meier, Town Attorney

Also Present via Zoom: Mickey Dietrich, RACOG; Michael Fingar, US Light Energy; Susan Jornov, US Light Energy and Dan Houppert, Resident; LCIDA; and approximately one other person.

Absent: Paul Virkler, Councilman

The meeting was called to order at 9:30 a.m. by Supervisor Schell. The purpose of the special meeting is to complete the SEQR parts 2&3 for the Zone Change application on the Steria Property on Waters Rd. in the Town of Lowville, and any other business that may come before the board.

Attorney Meier reviewed the SEQR parts 2 & 3 with the Town Board, and completed the forms question by question.

Concerns by resident, Dan Houppert were heard regarding flooding, and wildlife habitats.

Councilwoman Larabee brought up her concerns about this being possible “spot-zoning”.

Dan Houppert asked if groundwater studies have been done. Mike Fingar of US Light Energy addressed his concerns, stating that there has been no evidence on contamination due to solar arrays.

Motion by Councilman Mullin, seconded by Councilman Ross to adopt **Resolution #15-2020 “REVIEW OF PROPOSED LOCAL LAW NUMBER TWO UNDER THE NEW YORK STATE ENVIRONMENTAL QUALITY REVIEW ACT”**

ADOPTED – Ayes – Mullin, Schell, Ross Nays – Larabee Absent - Virkler

WHEREAS the Town Board has been presented with a request from Jeremy Steria and Andrea Steria who are owners of certain real property located on Waters Road in the Town of Lowville, consisting of approximately 251.8 acres, and known as Parcel Number

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213.00-01-46.00 to amend the Zoning Law of the Town of Lowville and the Zoning Map so that the zoning for the aforementioned parcel shall be changed to Agriculture; and

WHEREAS, the Town Board has determined that the proposed zoning change is subject to review under the State Environmental Review Act (SEQRA); and

WHEREAS, the applicants for the zone change have presented the Town Board with a completed Part I long form Environmental Assessment For (EAF); and

WHEREAS, the Town Board has determined that the proposed zone change is a Type I Action; and

WHEREAS, the Town Board has previously expressed its intent to act as the lead agency with regard to SEQRA review of the proposed zone change and no other interested or involved entity has come forward to claim such lead agency status; and

WHEREAS, the Town Board has carefully reviewed and considered the information set forth in the completed long form, Part I EAF; and

WHEREAS, the Town Board has received and considered the comments of the Lewis County Planning Board; and

WHEREAS, the Town Board had extensive discussion during which it was noted that the proposed zone change is being requested so that the subject land could be used for development of a solar energy project; that the Town has previously enacted Local Law No. 2 of 2013 known as the “Town of Lowville Solar Energy System Law” which regulates such systems and provides significant protections to the natural environment, residents, and the community at large; and although questions arose about the impact of the proposed local law on the Town’s comprehensive plan the Town Board noted that the current comprehensive plan was out of date and did not accurately reflect patterns of development in the Town and therefore the Town Board is in the process of developing a new comprehensive; and

WHEREAS, the Tow Board otherwise had extensive deliberation and completed the long form EAF Parts II and III;

NOW THEREFORE, BE IT

RESOLVED that the Town Board hereby adopts and confirms its findings as set forth in Part II of long form EAF; and be it further

RESOLVED that based upon all the foregoing and careful deliberation, the Town Board finds that the proposed action of adopting proposed Local Law Number Two of 2020 will not cause any significant adverse environmental impacts and therefore issued a negative declaration with regard thereto.

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The next regular board meeting of the Town of Lowville Town Board will be May 21, 2020 at 9:30 a.m., where it will be done via Zoom.

Supervisor Schell thanked Mickey Dietrich of the Tug Hill Commission for setting up the Zoom meeting.

Motion by Councilman Ross, seconded by Councilman Mullin to adjourn the meeting at 11:12a.m.

ADOPTED - AYES – Larabee, Mullin, Ross, Schell NAYS – 0 ABSENT - Virkler

Respectfully submitted,

Aimee L. Murphy, RMC
Town Clerk