

**JOINT MEETING OF THE TOWN OF LEICESTER PLANNING BOARD
AND ZONING BOARD OF APPEALS
MONDAY, AUGUST 26, 2024, 6:00 P.M.**

OPEN MEETING: The joint Planning Board and the Zoning Board of Appeals was held Monday, August 26, 2024, at 6:00 p.m. at the Leicester Town Hall located at 132 Main Street, Leicester, N.Y. The Pledge to the Flag was led by Chairman Paula Smith. Karen Roffe was appointed Acting Secretary.

PRESENT: Sean Sullivan CEO, Planning Board Chairman Paula Smith, Dan Yanosh Hunt Engineering, Clair Scaccia, Matthew Sousa MRB Engineering, Michael Parsons, Tony Gullo, ZBA Chairman Don Kane, Kathleen DeGraff, Supervisor Richard White, Shawn Grasby Consultant, Attorney James Campbell, Karen Roffe.

Chairman Paula Smith introduced ZBA Chairman Don Kane. The purpose of the meeting is to verify that the High Banks Solar Application is complete. If the Application is complete a Lead Agency for this project must be selected. The project requires a SEQR review.

The documents were provided to MRB and Matthew Sousa believes the Application meets the Town Zoning Code. CEO Sean Sullivan has examined the documents from Hunt Engineering and agrees and stated that the Application is complete.

Matthew Sousa MRB presented a Resolution of Intent designating the Planning Board as the Lead Agency. Kathleen DeGraff made a motion to approve the Resolution. Tony Gullo seconded the motion. The motion passed unanimously. Upon the designation of a Lead Agency the 30-day review period begins.

Dan Yanosh, Hunt Engineering provided a map of the redesigned site. The project size is 73 acres and 12.5 megawatts, is smaller than the original project and will not require Variances

Chairman Smith asked if there were any comments or questions.

Shawn Grasby stated that since a SEQR was done for the original design this is an amended SEQR and the original SEQR must also be included. He also suggested that a road compaction requirement be included.

CEO Sean Sullivan asked if there will be grading. Dan Yanosh said the grading will be minimal.

ZBA Chairman Don Kane asked about roadway widths and turning radius for Emergency vehicles. Kathleen DeGraff suggested the Substation driveway should be examined for usage as a possible second entrance to the site.

Matthew Sousa commented that MRB can facilitate the Referral to the County and copy to the Town Planning Board.

CEO Sean Sullivan commented that the Town website will have the current information.

Attorney Campbell commented that a future Public Hearing will be needed. A Public Hearing will be scheduled in September.

Chairman Smith thanked everyone.

ADJOURNMENT: A motion was made by Tony Gullo to adjourn the meeting at 6:30 p.m. Kathleen DeGraff seconded the motion. The motion carried.

Respectfully Submitted,

Karen Roffe