

will have 31 parking spaces. Less than 1 acre of land will be disturbed, therefore there is no need for a SWPP. There was a storm water study performed for the entire business park at its inception.

Fred Hanss confirmed that all lots within the park are essentially shovel ready.

Bob Josephson inquired as to how Dr. Howlett would discard waste.

Aaron Jarvis replied that a “regular” residential waste hauler would be used instead of a larger dumpster.

Ted Prahf felt this to be a very “clean and easy” project for the board to review.

Group discussion followed regarding the possibility of a contingent approval of this project. It was decided that the best course of action is to now wait until the June 4th meeting and make a formal approval at that time.

Fred Hanss informed the board that a short form SEQRA had been completed and there was no wet land affect from this project

No Further Discussion

2) Preliminary Review of the Ron Page Project

Brooks Washburn explained the purpose behind the expansion of Phase 1, as well as the additional roadways and the upcoming build out of an office structure.

Fred Hanss inquired as to the whether or not Mike Burgess had reviewed and approved all necessary DOT paperwork.

Aaron Jarvis replied that at this time the project was approved, however, it was approved with only the one curb cut.

Fred Hanss further inquired as to whether or not the East Entrance was approved, to which Aaron Jarvis answered "No".

Fred Hanss inquired as to whether or not a SWPP revision has been completed to accommodate Phase 2.

Brooks Washburn informed the Board that in fact the revision is complete to now include Phase 2.

Aaron Jarvis provided the Phase 2 SWPP – Revised in May of 2015.

Ted PrahI questioned the need for a second curb cut.

Brooks Washburn provided the requested explanation.

Ted PrahI felt that the plan looked good.

Fred Hanss informed the Board that he had not at this time completed a SEQRA, but does not foresee any issues. There is a small wetland but it is avoidable.

Fred Hanss informed the Board that there did still remain one problem, that being the connection to the Village Water System. Currently there are two existing water lines available. One being a 6" line, on the South side of Route 11B, and the other an 8", on the North side of Route 11B. The 6" line is older and has had 10 fractures in the recent past. Bruce Henderson, DPW Supervisor, wants to abandon the 6" line in the future. Mr. Hanss further confirmed that there is no current date set for abandonment. The 8" line is a new line, however it is on the North side of Route 11B and would require a directional bore under the road to access it. A third possibility to the water line issue could be to come off the existing 12" line which presently services Morningside Drive.

Ron Page stated that he would eventually tie into the 12" but not until he gets to a point in development when he is closer in proximity to Morningside Drive.

Will Siegfried asked for verification that Mr. Page was requesting use of the 6" line.

Ron Page answered that yes, in fact that was his intent. He feels this is a financial matter and there is no need to spend \$40,000.00 on directional boring at this point in the development.

Fred Hanss inquired as to Mr. Page's availability to sit down with both himself and Bruce Henderson to discuss the options which were currently available.

Fred Hanss further explained that it has been the established policy for the developer to be responsible for costs resulting from connection to necessary infrastructure.

Bob Josephson asked whether the Village would be responsible to provide any financial restitution if we were to allow Mr. Page to use the 6" line now and then require him to abandon the 6" and hook into the 8" in the future. Jim Corbett responded that there is no financial responsibility for the Village at the time any switch.

Fred Hanss informed the Board that the SEQRA would be complete prior to the June 4th meeting and that he would set up a time to discuss the water line issue with Bruce Henderson and Mr. Page early next week.

No Further Discussion

3) Preliminary Discussion – Solar Array

Fred Hanss informed the board that Chazen has proposed development of a Solar Array for the Collegiate Village. Development will be broken down into two projects. We have spoken with the County Planning Department and found them in agreement that the first Solar Array, used to power the pre-existing Collegiate Village, could be deemed as an accessory use.

Fred Hanss further informed the Board that the larger, second proposed, array would not be accessory and be preferable in the more business related districts. The second array, spans 3 separate zoning districts. This would definitely require a variance granted by the Zoning Board of Appeals.

Ted PrahI stated that this type of project is not currently dealt with in the Village of Potsdam Code. Further he does not trust these people.

Fred Hanss replied that Mr. PrahI was stating an opinion and would like further clarification on how to accommodate this type of project within the Village.

Mr. PrahI questioned the Board as to whether this was the type of build we even wanted to allow within the Village of Potsdam.

Bob Josephson felt this is an area better addressed with a public hearing. Fred Hanss answered that there in fact would be several public hearings as this project progressed through the necessary phases of review.

Fred Hanss voiced concern as to whether we wanted to allow the placement of this type of project in the proposed zones.

Jim Corbett felt that a Solar Array has no place within the R-1 Zoning District.

Jim Corbett questioned fellow Board Members on their opinions regarding a moratorium on the topic of Photo Voltaic Development until we have

code to deal with it. Fred Hanss explained that our current code, as it stands, is unable to deal with PV Development affectively. Mr. Hanss further inquired as to the Board's feelings about a moratorium.

Dave Trithart felt that we need to be cautious as to what we allow and how that allowance could change to affect what we have to allow in the future. If we allow an accessory use now, he is concerned with others claiming accessory uses in the future and ending up with multiple arrays in the area.

Ted PrahI stated that the Village would not give up the R-1 buffer. Mr. PrahI feels we need engineering proof to show what is presented to the Planning Board is sufficient.

Bob Josephson made a motion to ask the Village Board to institute a moratorium on all Photo Voltaic Development except for single family residences.

Motion Seconded by Jim Corbett

Motion Carried - All In Favor

Ted PrahI stated that there are a lot of "upset folks" in the community and we need to listen to them. We need to be aware of the tax situation and how it is affecting the people that we represent.

Fred Hanss countered that the Village Planning Board is not the taxation body and we need to keep on Village Planning Board topics according to the laws.

No Further Discussion

June 4th will be the next meeting.

Will Sigfried made a motion to adjourn.

Seconded by Ted PrahI

Adjourned at 8:00PM