

Village of Potsdam Planning Board
Public Hearing
January 7, 2016

Convened: 7:00 PM

Board Members Present: Jim Corbett David Trithart Will Sigfried
Hugo Atteman

Board Members Absent: Ted Prah! Bob Josephson

A public hearing of the Village of Potsdam Planning Board was held on Thursday January 7, 2016 in the Civic Center Board Room, Park Street, Potsdam, New York.

Board Chairperson, Jim Corbett, confirmed that the legal notice had in fact been published in the Courier Observer.

Building Inspector's Report:

Special Use Permit Application 2015-12-14.1, submitted by Tarik Maatallah for the proposed installation of an sandwich shop, Plaice to Meat, at 57 Market Street.

Applicant: NONE

Questioning of Speaker By Board Members: NONE

Those In Favor: NONE

Those In Opposition: NONE

Public Comment: NONE

Communication: County Planning Board Review

Adjournment: 7:02

2) **Sign Permit Application #2015-12-14.3 submitted by Tarik Maatallah for Plaice to Meat Sandwich Shop, to be located at 57 Market Street.**

- Will Sigfried made a motion to approve Sign Permit Application #2015-12-14.3 as submitted. Hugo Atteman seconded the motion.
CARRIED

3) **Specail Use Permit Application #2015-12-14.1 submitted by Tarik Maatallah for Plaice to Meat Sandwich Ship, to be located at 57 Market Street.**

- Hugo Atteman inquired as to whether or not the applicant would be seeking a liquor license. At this time there has been no intention of obtaining a liquor license made known to the Village.
- Hugo Atteman made a motion to approve Special Use Permit #2015-12-14.1 as submitted. David Trithart seconded the motion. CARRIED
NO FURTHER DISCUSSION

Other:

Fred Hanss introduced draft legislation regarding photovoltaic installations within the Village of Potsdam. Mr. Hanss commented that the primary example sited was from Coumbia Law School. This has been a widely used example for the majority of our area.

Fred Hanss explained that roof and wall mounted units would be standard uses in the "R" Zones, however, ground mounted units would be prohibited. David Trithart has reservations about prohibiting ground mounts, especially if space permits within a specific lot.

Fred Hanss explained that preliminary drafts would also prohibit Building Mounted units in the B-1 Overlay District. Jim Corbett and Hugo Atteman shared reservations about not allowing this type of installation in that particular zone. They were both of the opinion that due to limited sight lines and available space this might be a very appealing use for individual property owners in the B-1 Overlay. Hugo brought up the point that we allowed roof-top seating at the Cactus Grill and because of that it would be

difficult to argue that a solar installation would be unacceptable. Further group discussion lead to Mr. Hanss stating that we would alter the wording, taking into account the concerns and bring it back to the Board next month.

Fred Hanss explained what would be the requirements for a "Utility" scale installation. David Trithard and Hugo Atteman questioned what we would do with installations between the size of 10KW and 5MW. Mr. Hanss openly entertained ideas from the Board regarding how to deal with this issue. Group discussion lead to the elimination of Small Scale Solar from the draft legislation.

David Trithart questioned the municipality's ability to opt out of the tax exemption. Fred Hanss explained that we need to allow residents to have full access to this exemption and the pre-existing 421F laws. All things being considered Mr. Hanss felt that the Village should look at opting out of the proposed tax exemptions which accompany solar installations especially when you consider the already heavily subsidized installations. David Trithart felt it was good to encourage the use of solar however he felt that 15 years was a bit excessive for a tax break.

**All member agree that the Village Of Potsdam Planning Board will make the recommendation to the Village Board of Trustees to opt out of any tax exemptions linked to the 437 laws. Hugo Atteman made a motion on this action. It was seconded by Will Sigfried. CARRIED

Hugo Atteman also mentioned that perhaps we could delete the term photovoltaic and merely call these particular issues Solar Energy Systems.

NO FURTHER DISCUSSION

- Will Sigfried moved for adjournment. Seconded by Hugo Atteman. CARRIED
- Meeting Adjourned at 8:06
- **February 4, 2016 will be the next meeting.**