

VILLAGE OF ALBION
PLANNING BOARD MEETING
November 4, 2021-5:00 PM

PRESENT:

Matthew Hand, Karen Conn and Michal Kincaid. Phil Ciarico and Chris Buongiorno were absent. Also in attendance was Code Enforcement Officer Kevin Sheehan, representatives from LaBella Associates and one resident.

CALLED TO ORDER

Matthew opened the meeting at 5:02 PM. The Pledge of Allegiance followed.

APPROVED SEQR FOR OAK ORCHARD HEALTH

The Board answered no to questions 1, 3 through 11 on Part 2 of the Short Environmental Assessment Form. Question 2 was yes with the following explanation: The proposed action may affect the use of land and require a special use permit if a solar farm project were planned for a parcel not zoned for commercial. Considering the use is already either permitted or to be reviewed and approved as a special use, the overall impact on use is minimal and therefore will not result in significant adverse environmental impact.

A motion was made by Karen, seconded by Michal approving the SEQR for the Oak Orchard Health project at 301 West Avenue, as submitted by LaBella Associates, as a negative declaration. Motion passed unanimously

APPROVED OAK ORCHARD HEALTH SITE PLAN

The following items were discussed regarding the proposed 2,250 square foot addition connecting to the north wing of the existing building at Oak Orchard Health, 301 West Avenue: modification to back parking lot which currently has 26 spaces, will be reduced to 24 spaces; new concrete sidewalks near the addition; removal of an existing shed; there will be no increase in lighting and there will be no removal of vegetation.

A motion was made by Michal, seconded by Karen approving the site plan for Oak Orchard Health as submitted by LaBella Associates. Motion passed unanimously

APPROVED SEQR FOR PROPOSED SOLAR LAW

The Board answered no to questions 1 through 11 on Part 2 of the Short Environmental Assessment Form except for question 2, with the explanation in part 3 for the negative declaration.

A motion was made by Karen, seconded by Michal approving the SEQR for the proposed Solar Energy Systems and Solar Energy Farms law as submitted by the Village of Albion, as a negative declaration.

Motion passed unanimously

SCHEDULED SPECIAL MEETING

A motion was made by Michal, seconded by Karen to schedule a Special Meeting for Monday, November 22, 2021 at 5:00 PM to review any comments from the Orleans County Planning Board regarding the proposed Solar Energy Systems and Solar Energy Farms law.

Motion passed unanimously

CANCELLED MEETING

A motion was made by Karen, seconded by Michal to cancel the scheduled November 11, 2021 Planning Board meeting.

Motion passed unanimously

ACCEPTANCE OF MINUTES

A motion was made by Karen, seconded by Matt approving the October 14, 2021 minutes as written.

Motion passed unanimously

NEXT REGULAR MEETING:

Thursday, December 9, 2021 at 5:00 PM.

ADJOURN

A motion was made by Michal, seconded by Karen to adjourn the meeting at 6:13 PM.

Motion passed unanimously

Respectfully Submitted

Linda K Babcock