

**Special Board Meeting of the  
Chaumont Village Board of Trustees  
To Review Site Plans of Tender Touch Massage,  
Wise Guys Restaurant & Norbut Solar Farm**

**Village of Chaumont/Town of Lyme Municipal Office  
Located at 12175 NYS Route 12E  
Chaumont, New York 13622**

**Held on the 10<sup>th</sup> March, 2020**

**Board Members Present:**

Deputy Mayor: Michael Nichols  
Trustee: Patricia Reome  
Trustee: Dori-anne Froelich  
Trustee: James Morrow

**Also Present:**

Village Clerk: Karen Fitzgerald  
Village Planning Board Chair: Hatley Bonisteel-Schweitzer  
Planning Board Member: Brian Stumpf  
Norbet Farm Rep: Dan Huntington  
Norbut Farm Atty:

**Special Board meeting of the Village of Chaumont Board of Trustees**

Deputy Mayor Nichols opened the Village of Chaumont Board of Trustees Special Board Meeting at 6:00 p.m. with the Pledge of Allegiance. Deputy Mayor Nichols requested that the minutes reflect that Mayor Rust is absent this evening.

**Site Plan #1-Tender Touch Massage-Ashley Mason, 12109 NYS Rte 12E, Chaumont**

Planning Chair Schweitzer stated that there were no public comments regarding this project at the Public hearing held on March 3<sup>rd</sup>.

*The County responded that the Jeff Co Planning Board adopted a motion that the project does not have any significant County-wide or inter-municipal issues with no additional comments.*

Upon a motion by Trustee Froelich, second by Trustee Reome, and unanimously approved, it was resolved to approve the site plan for Tender Touch Massage as presented.

**Site Plan #2—Wise Guys Restaurant-12208 NYS Rte 12E, Chaumont =Revised site plans to add a concrete pad and parking revisions.**

Planning Board Chair reported that there were no public comments regarding the site plan at the public hearing held on March 3<sup>rd</sup>. *The Jeff Co Planning Board adopted a motion that the project does not have any significant County-wide or inter-municipal issues and is of local concern only. They added the following local advisory comments:*

- *The local board should consider the need for landscaped visual buffer within the side yard adjacent to the closest residence consistent with the Village Dev. Code Article IV, Section 430, paragraph10.*

- *Similarly, any proposed lighting should be dark sky compliant and include shielding to limit glare onto the public highway and nearby homes, pursuant to Article V, Section 510.*
- *County Planning Board members also discussed a potential concern regarding noise generated by outdoor events on the concrete pad impacting neighboring residences. In the future the Village should consider some criteria or requirements to address event noise in a more comprehensive way, beyond what is required in the Village Dev. Code. Section 620, paragraph 3 as that appears to be difficult to administer within the confines of the B1 zoning district. Potential hours that event noise can be generated, number of events per season, or some other reasonable mechanisms should be discussed during the next zoning amendment discussion.*

***County Planning added that the advisory comments are not a condition of their Board's action and are listed to assist the local board in its final review of the project.***

In regards to noise levels, Chairwoman Schweitzer stated that the local law states that no noise should be over 40 decibels at the property line. If necessary, tracking of complaints if any, may result in consideration of an amendment to the law. Mr. & Mrs. Williams have stated that special events are expected to be indoors by 9 pm.

The revised plan proposes that occasionally a tent will be erected over the concrete pad for special events. During discussion, the question was raised whether a permanent tent erected over the concrete pad would require any regulation. Hartley advised that there is not a mechanism in the law to regulate that. It would be considered an auxiliary structure such as a garage unless the Village Board wants to consider amending the law to regulate special events.

Upon a motion by Trustee Morrow, second by Trustee Reome, and unanimously approved, it was resolved to approve the site plan as presented,

**Site Plan #3-Norbut Solar Farms-Morris Tract Rd, Chaumont- Site plan review for four 5MW and one 3MW solar energy facilities and battery storage.**

Jefferson County Planning responded that their board adopted a motion that the project does not have any significant County-wide or inter-municipal issues and is of local concern only. The County added the following local advisory comments:

- *The County Planning Board noted that the Jefferson County Highway Dept should be contacted regarding the three proposed access drives to County Route 179. Also, the local board should ensure the Watertown International Airport Manager and Fort Drum Office of Plans & Policy be contacted regarding the Glint & Glare Analysis report.*

*Furthermore, the Board added the following local advisory comments:*

- *Section 650 V of the Village of Chaumont's Land Development Code states maximum lot coverage for Large-Scale Solar System is 50 percent. The local board should ensure that lot coverage is calculated on each individual lot as opposed to the original 236 parcel.*

- *On Lot 1, the applicant should either redesign the perimeter fence so it does not bisect a delineated wetland or consider installing a wildlife friendly fence or more permeable fence when located within the wetlands.*
- *The local board should address the purpose of the proposed easement between Lots 6 and 7. If it is for access to NYS Rte 12E, the board should consider if the existing street would require an upgrade for an increase in traffic. The local board should also consider requiring a continuation of the parkway style design that currently exists if the street is to be used as an access.*
- *An Agricultural Statement is required because the site is located within 500 feet of a NYS Certified Agricultural District.*

***The County commented that the advisory comments are not a condition of the Planning Board's action. They are listed to assist the local board in its review of the project. The local board is free to make its final decision.***

Planning Chair Schweitzer commented that there were numerous questions directed to Norbut Solar Farm representative, Dan Huntington during the public hearing on March 3<sup>rd</sup>. All questions & concerns were addressed by Mr. Huntington. He also assured the attendees that each of the County's comments referenced above have been addressed.

A concern raised at the public hearing was the ability to retain the current snowmobile trail that crosses the property. Mr. Huntington explained that they are looking into where the easements, setbacks and property lines are. They are working with their legal team to try to work out a plan to maintain the trail, however they can not commit at this time that the trail can remain on the property.

Deputy Mayor Nichols questioned Mr. Huntington regarding a concern a Town resident raised at the public hearing regarding current water run off near his property and how that might be affected. Mr. Huntington addressed the resident's concern that evening, but to further acknowledge run off concerns, Mr. Huntington presented a written statement from the project engineer that provides a detailed explanation of the NYS regulations. The statement acknowledges that the project has to follow all NYS regulations and that the project can not create any additional water run off than currently takes place.

Trustee Froelich asked what size plants would be used for screening of the project. Mr. Huntington stated that although he is unsure of the size of trees and shrubs that will be planted, he assured the board that screening has been designed by a landscape architect. The architect is knowledgeable about plants and the goal to screen the project as soon as possible. He also stated that all plant purchasing will be through a local nursery.

Both the Chaumont Fire Department and Three Mile Bay Fire Department have reviewed the site plan and have signed off. Additional training and specific instructions will take place before the project goes live.

Deputy Mayor Nichols thanked Mr. Huntington for his clear and informative answers regarding this project.

Upon a motion by Trustee Reome, second by Trustee Froelich, and unanimously approved, it was resolved to approve the Norbut Solar Farms site plans for four 5MW solar energy facilities with battery storage, and one 3MW Solar energy facility with battery storage as presented.

**Motion to Adjourn:**

Upon a Motion by Trustee Morrow, Seconded by Trustee Froelich, and unanimously passed, It was “ **Resolved** to adjourn the Special Meeting of the Village of Chaumont Board of Trustees March 10, 2020 meeting at 6:24 p.m.

Respectfully Submitted,  
Karen Fitzgerald  
Village Clerk/Treasurer