

Village of Black River  
Planning Board Agenda  
Regular Meeting  
May 14, 2024  
6:30 p.m.

1. Call to order, roll call & welcome
2. Review of agenda
3. Review & approval of the minutes- April 09, 2024, April 23, 2024, and April 30, 2024
4. Review of correspondence & communications-
5. Public comments
6. Village Board comments
7. Report from Code Enforcement office
8. Report from Zoning Board of Appeals Liaison
9. New Business: 239M Review Solar-Briarwood Lot Line Adjustment
10. Old Business: **Solar Codes**
11. Comments of Planning Board Members
12. Adjournment

**Please contact the Village Office at 773-5721 if you are unable to attend a scheduled Planning Board meeting.**

Village of Black River  
Planning Board Meeting  
Joint Meeting W/ Village Board  
April 09, 2024  
6:30 p.m.

Present -

Chairman Stafford  
Board Member Morgia  
Board Member Shepard  
Board Member Hayes  
Board Member Kowalick  
Board Member Benson

Absent -

Board Member Hoering

---

Also, Present -

Mayor- David Leonard  
Trustee- David Daily  
Trustee- Corey Decillis  
Village Clerk-Treasurer- Kristin Williams  
DPW Superintendent- Les Williams  
Sam Wilson-County Planning Department

Trustee- Randy Lake  
Trustee- Bonnie Proven

---

Meeting called to order at 6:30 p.m.

**A motion to accept the March 12, 2024 minutes, made by Board Member Morgia and seconded by Board Member Shepard. All in favor. Motion was carried.**

**Correspondence and Communications:** None

**Zoning Board of Appeals Report:** None

**Code Enforcement Report:** None

**Public Comments:** None

**New Business:** Joint Meeting with Village Board

**Old Business:** Solar Codes

**Planning Board**  
**April 09, 2024**

Chairman Stafford thanked the Village Board of Trustees for attending the meeting.

Chairman Stafford stated that the Planning board understood that the Village board would like to prohibit solar battery storage.

Trustee Lake stated that banning all solar battery storage might not be necessary or a good idea. Asked about provisions in the code for battery separation to prevent or mitigate solar battery fires.

Sam Wilson from County Planning suggested a moratorium on battery storage.

The Boards discussed a moratorium on battery storage and agreed that it is a good idea and would give the Planning Board time to review and research battery storage codes for the village.

Chairman Stafford stated that he had a list of points he would like to discuss:

1. High Risk tax assessment and rate to cover Village overhead expenses of inspections & system monitoring
2. Developer and/or property owner will be responsible for hazard avoidance & maintenance of avoidance systems
  - A. System needs to be fail safe, so no thermal overload occurs
  - B. Fire suppression system in place, approved for fail safe fire suppression by New York State, Jefferson County, and the Village of Black River
  - C. Emergence response systems & equipment to suppress hazardous gasses caused by fire or as a result of fire or other emissions
3. Developer will be required to establish a performance bond, maintain this bond, and have it in place for the existence of the solar project to cover all expenses involved in fire suppression, remedial environmental testing & cleanup, environmental abatement, short term and long-term medical expenses for any personal injuries incurred as a result of environmental damage and pollution of any kind from the solar installation
4. No solar farm development is allowed along the route 3 corridor that has been established and semi-dedicated for residential and/or service-oriented development only.

Trustee Lake asked if NFPA standards are used regarding solar farms.

Sam Wilson suggested requiring a risk assessment by a third party as part of the planning process regarding solar farms.

The Boards discussed third party risk assessments, liability insurance and hazard mitigation in the event of a solar farm fire.

Board Member Shepard stated that a bond should be required for decommissioning of solar farms and the equipment.

**Planning Board  
April 09, 2024**

Chairman Stafford stated that he would like to see a ban on PILOT agreements as they do not benefit the village and its residents.

Board Member Hayes asked if overlay zoning would show where solar can be designated with a 500ft. setback.

Sam Wilson, County Planning, stated overlay zoning could work with a reasonable setback.

Board Member Shepard asked the Village Trustees if the Planning Board could do a comprehensive plan.

Sam Wilson stated that the 2008 Downtown Development plan can be considered a comprehensive plan, but is outdated.

Village Clerk-Treasurer, Kristin Williams stated that the Tug Hill Commission could help create a comprehensive plan.

The Planning board agreed to a special meeting regarding solar codes on Tuesday, April 23, 2024 at 6:30 p.m.

**A motion to adjourn at 7:35p.m. was made by Board Member Shepard and seconded by Board Member Hayes. All in favor. Motion carried.**

Next regular Planning Board meeting May 14, 2024.

Respectfully Submitted,  
Tarra Benson-  
Recording Secretary

Village of Black River  
Planning Board Meeting  
Special Meeting  
April 23, 2024  
6:30 p.m.

Present -

Chairman Stafford  
Board Member Morgia  
Board Member Shepard  
Board Member Hayes  
Board Member Kowalick  
Board Member Benson

Absent-

Board Member Hoering

Also, Present -

Sam Wilson-County Planning Department

Meeting called to order at 6:31 p.m.

**Public Comments:** None

**Old Business:** Solar Codes

**Village Board Comments:**

The board discussed the changes made to the Carthage solar law to reflect the needs of the Village of Black River.

Sam Wilson stated that the board should have a statement of purpose inserted into the solar law.

The board discussed changes they would like to make regarding tier 3 and 4.

Sam Wilson stated he would make the changes the board discussed and send the new document to the deputy clerk to be passed onto the board members to review for the April 30, 2024 special Planning Board meeting. He also stated that a 239m review would be required by the County Planning Board.

The Planning Board agreed to a special meeting on April 30, 2024 at 6:30 p.m.

**A motion to hold a special meeting on April 30, 2024 regarding solar law was made by Board Member Shepard and seconded by Board Member Hayes. All in favor, Motion carried.**

Next regular Planning Board meeting May 14, 2024.

**A motion was made to adjourn at 7:45 p.m. by Board Member Shepard and seconded by Board Member Kowalick. All in Favor. Motion was carried.**

Respectfully Submitted,  
Tarra Benson-  
Recording Secretary

Village of Black River  
Planning Board Meeting  
Special Meeting  
April 30, 2024  
6:30 p.m.

Present -

Chairman Stafford  
Board Member Morgia  
Board Member Shepard  
Board Member Hayes  
Board Member Kowalick  
Board Member Benson

Absent-

Board Member Hoering

Also, Present -

Sam Wilson-County Planning Department  
Trustee Bonnie Proven- Village Board Liaison

Meeting called to order at 6:30 p.m.

**Public Comments:** None

**Old Business:** Solar Codes

**Village Board Comments:** None

**Board Comments:** None

The board discussed the changes made to the model solar law that were discussed at the April 23, 2024 special Planning Board meeting.

The Planning Board members agreed to submit the solar law with the changes to the Village board for approval.

Sam Wilson stated that the next County Planning Board meeting would be May 28, 2024. This gives the Planning Board time to submit the solar law for the County 239m review if the Village Board accepts the Planning Board recommendation of the solar law.

Mr. Wilson also stated that County Planning would review and make recommendations. Once the review is complete the recommendations will be sent to the Village Board.

The Planning Board discussed the timeline for the 239m review and the public hearing to adopt the solar law. The Planning Board also discussed a moratorium on battery storage and the timeline required for the public hearing.

**A motion to adjourn at 7:31p.m., was made by Board Member Hayes and seconded by Board Member Morgia. All in Favor. Motion carried.**

Next regular Planning Board meeting May 14, 2024.

Respectfully Submitted,  
Tarra Benson-  
Recording Secretary