

Town of Lindley Planning Board Meeting
Lindley Town Hall, 637 County Route 115, Box 62, Lindley, NY 14858
August 17, 2026
Official Minutes held at the Town Clerk's Office

Planning Board Members Present: Willis Haar, Chair – Larry Swan – Deb King – Jason Duffield - Ed Foote

Others Present: Jennifer Cisco, Planning Board Clerk – Crystal McCannon, Town Board Member

Public Attendance: Richard Biggio Art Gotshall Hannah Finfrock Hope Finfrock Kaitlin Carpenter Sarah Finfrock David Fuller Mollie Messenger Barbara Alcantara Others

Meeting called to order at 7:02pm by Willis Haar

Pledge of Allegiance

Approval of July minutes – motion to accept, as presented, by Deb King, 2nd by Larry Swan. All in favor: Motion carried.

Overview

- Board set the next workshop for **September 14** and confirmed scheduling constraints around **Labor Day. Workshop canceled** for the holiday and rescheduled.
- A **conditional use permit** for Brandon Yeoman (firewood/mowing/hauling/pellets) **was approved with conditions** (motion passed; **1 abstentions**). Conditions include operational limits, storage/site restrictions and seasonal delivery controls.
- Public hearing for a proposed **doggy daycare** was **closed**; board requested more information (SEQR short form, waste/drainage info) and discussed limits (hours, boarding, fencing).
- Two Davis Road solar projects: board approved **combined negative declarations**, asked for decommissioning bond details and will coordinate the **community benefit** discussion with the town board. Project output and interconnection details were reviewed.

Workshop & announcements

- The September workshop date was confirmed as **September 14** after noting the original date conflicted with **Labor Day**; members agreed to notify Callie about the cancellation.
- Announcements for the month were limited; members noted one main announcement (workshop change) and then moved to unfinished business.

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Conditional use permit — Brandon Yeomans

- The board reviewed a conditional use permit request for operation of **three businesses** at **8855 Morgan Creek Road** (lawn mowing, trash hauling, firewood/pellet sales and delivery) including use of an adjacent lot.
- The board found: portions of the firewood processing on the applicant's home property can be treated as a **home-based business**, but activities on the adjacent lot do **not** qualify and will be treated as a standalone commercial operation.
- Conditions imposed (motion passed):
 - **KCK hauling**: allowed as presented without conditions.
 - **Mowing business**: allowed without conditions.
 - **Firewood/pellet business**: allowed on owner's property; operation on adjacent lot permitted only for **storage/receiving/shipment of processed firewood and pellets** (no cutting/splitting on the adjacent lot).
 - No collection/storage for recycling/salvage on the property.
 - **Parking and storage** of vehicles/equipment used in any business permitted on-site.
 - A **vegetative screen** (coniferous trees) at least **6 feet tall** to be planted along the property line between the two lots.
 - Applicant must **pause log deliveries** during periods designated by the Highway Superintendent to protect the town road (seasonal weight restrictions).
- Motion by Ed Foote to accept CUP with boards conditions. 2nd by Deb King. roll call vote; **motion passed** (majority) with **Larry Swan** abstaining. Declaration attached.

Doggy daycare (public hearing)

- The public hearing was held and then **closed** after board discussion. The board emphasized public concerns and requested additional documentation before final conditional-use determination.
- Key application items discussed:
 - Applicant proposed up to **10 dogs** (daycare/boarding/training). Board members noted county/state rules may treat this as a **kennel** if boarding/training is included.
 - The applicant's proposed structure currently lacks electric/plumbing/septic, so **housing dogs inside that building is not feasible** without upgrades.
 - Proposed hours referenced: **8:00 AM – 6:00 PM** (board reviewed operational hours).
 - Applicant proposed a fenced play area said to be **1–2 acres**; board measured it at roughly **0.78 acres** (Google Maps estimate) and expressed concerns about adequacy.

Drainage and environmental impacts were raised: board requested an **impact study / drainage plan** and the formal **SEQR short form** so neighbors and the board can evaluate runoff, waste, and odor/traffic/noise impacts.

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- Boarding overnight should be limited and follow county/state requirements (board noted household/private dog limits of **~5 dogs** and that additional animals could trigger kennel permitting).
- Next steps: board will ask for the SEQR short form, a detailed **waste management plan** (including daily cleaning/collection), drainage/impact details, and clearer operational limits before final conditional-use action. The board noted the final decision must be made within the statutory review window (see deadlines).

Davis Road solar projects (environmental & policy items)

- Two technically separate solar projects (one on each side of Davis Road) were treated as a **coordinated review** under SEQRA; the board adopted **negative declarations** for both projects after engineering review.
- Technical/financial points discussed:
 - The two projects are being handled as separate projects but **share an interconnection to the same substation**; combined output advertised as **5.5 MW** in handouts. One project includes battery banks (updated plans separate the battery banks).
 - Developer must provide **decommissioning bond(s)** (escrow) to cover end-of-life removal and costs; the escrow and bond amounts were reviewed/approved by the town engineer but **ultimately must be approved and signed by the town board** (financial approval).
 - Developer is responsible for all project-related expenses (engineering, legal, escrow/decommissioning).
 - The board expects the developer and the town board to negotiate a **community benefit program** (what the developer offers the town), and that program will be decided by the town board.
- Administrative: updated site plans (July 8 plans and subsequent revisions) were delivered; the board will get hard copies and review changes (batteries updated on the smaller project).

Next steps, deadlines & logistics

- Documentation requested from applicants: **SEQR short form**, **waste plan/drainage plan**, updated final plans (site/utility), and confirmation of building utilities where dogs might be housed.
- Town board interaction: community benefit and decommissioning bond/escrow require town board action (developer pays costs; supervisor signs decommissioning agreement).
- Timing and meetings:
 - Board noted statutory timing: roughly **60 days** from current stage for a decision; board calculated **62 days** to the October meeting (target **October 19**) as the deadline for final determinations.
 - A separate town board meeting to discuss the **community benefit program** and bond is scheduled **Wednesday** (6:00–6:30 PM start). Board members asked to review the resolution packet and provide questions **by end of the week** (or by Wednesday if possible).

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- Administrative follow-ups: engineering firm completed the environmental review; legal counsel drafted the combined negative declaration resolution and will be included in the packet. Updated/typed resolutions and permits will be circulated for signature and record-keeping.

Outlook / decisions to make

- Conditional-use approvals have preliminary board action (Brandon Yeomans approved with conditions); **final permit documents will be typed and signed** and the conditions will be enforceable by code enforcement.
- For the dog daycare, the board will not finalize approval until the **SEQR short form, waste/drainage plans**, and clarifications on **boarding limits and building utilities** are received and reviewed; a final public hearing/decision is expected at or before the October meeting.
- For the solar projects, the board proceeded with **negative declarations** and will pass the remaining financial approvals (decommissioning bond, community benefit) to the town board; developers must finalize escrow and sign the decommissioning agreement.
- Administrative: Board members should review the packet (resolutions, updated plans) and return questions promptly (ideally by Wednesday) so the town board meeting can proceed efficiently.

Meeting adjourned at 8:01 p.m. by Willis Haar

Respectfully submitted

Jennifer Cisco

Planning Board Clerk, Town of Lindley, NY