



AG/Planning/Environmental

Committee Meeting

60 Central Ave.
Cortland, NY 13045
<http://www.cortland-co.org>

~ Agenda ~

Thursday, October 13, 2022

10:00 AM

Board Room

WebEx Meeting Information

<https://cortlandny.webex.com/cortlandny/j.php?MTID=m57e391483b9a55efb6be32afe49ccb62>

Thursday, Oct 13, 2022 10:00 am | 1 hour | (UTC-04:00) Eastern Time (US & Canada)

Meeting number: 2332 798 6671

Password: m73VKBWFB5

Join by phone

+1-415-655-0001 US Toll

Access code: 233 279 86671

CALL TO ORDER

Attendee Name	Present	Absent	Late	Arrived
Committee Vice Chair Douglas Bentley	☐	☐	☐	
Committee Chair Beau Harbin	☐	☐	☐	
Committee Member Ronald J. Van Dee	☐	☐	☐	
Committee Member Paul Heider	☐	☐	☐	
Committee Member Cathy Bischoff	☐	☐	☐	
Committee Member Susan Wilson	☐	☐	☐	
Committee Member Mitchel Eccleston	☐	☐	☐	

MINUTES

1. Ag/Planning/Environmental - Committee Meeting - Sep 8, 2022 10:00 AM

ACTION ITEMS

1. Local Law "H" of 2022 - a Local Law to Amend Local Law 3 of 1975 as Previously Amended by Local Law 3 of 1979, Local Law 6 of 1995, Local Law 2 of 2000, and Local Law 6 of 2019, a Local Law Creating the Department of Planning in the County of Cortland and Continuing the Cortland County Planning Board

RESOLUTIONS

ON MOTION OF HARBIN

AGENDA ITEM NO. 1

Resolution Declaring Conveyance of 416 West Hill Road (Route 90) in the Town of Homer Consistent with the Terms of the Conservation Easement Dated August 25, 2006

WHEREAS, on August 25, 2006, Leslie and Lorraine Chace (Grantor) executed a Conservation Easement with the County of Cortland, AND

WHEREAS, said Conservation Easement was recorded in the Office of the Cortland County Clerk on August 28, 2006 as Instrument No.: 1052394-001, AND

WHEREAS, Section 8.1.A of said Conservation Easement permits the Grantor to convey parcels identified as Tax Map Parcel Numbers 65.00-07-04 (consisting of 2.15 acres) and 65.00-01-34.22 (consisting of 2.00 acres) as separate parcels provided that they shall remain in all other respects subject to said Conservation Easement, AND

WHEREAS, on May 16, 2007, Grantors conveyed Tax Map Parcel No. 65.00-01-34.22 by deed specifically stating the conveyance is subject to the terms of said Conservation Easement, which was recorded in the Office of the Cortland County Clerk on June 25, 2007 as Instrument No. 1062454-001, NOW THEREFORE BE IT

RESOLVED, that the conveyance of 416 West Hill Road (Route 90) in the Town of Homer, County of Cortland and State of New York by Deed dated May 16, 2007 and recorded in the Office of the Cortland County Clerk on June 25, 2007 as Instrument No. 1062454-001 is consistent with the terms of the Conservation Easement Dated August 25, 2006 and Recorded in the Cortland County Clerk's Office on August 28, 2006 as Instrument No. 1052394-001.

ON MOTION OF HARBIN

AGENDA ITEM NO. 2

Local Law "I" of 2022 – a Local Law Establishing a Payment in Lieu of Taxes (PILOT) Agreement for Commercial Solar Energy Systems in Cortland County, New York

WHEREAS, the Cortland County Legislature adopted Local Law 1 of 2018 on August 23, 2018 which established a (PILOT) Agreement for Commercial Solar Energy Systems in Cortland County, AND

WHEREAS, the Cortland County Legislature adopted Local Law 5 of 2020 on August 27, 2020 which amended Local Law 1 of 2018, a Local Law Establishing a Payment in Lieu of Taxes (PILOT) Agreement for Commercial Solar Energy Systems in Cortland County, New York, AND

WHEREAS, the Cortland County Legislature's Agriculture, Planning and Environmental Committee has recommended revisions to said Local Law, AND

WHEREAS, a public hearing was held on October 27, 2022 before the Cortland County Legislature, AND

WHEREAS, said Local Law has been in its final form upon the desks of the Cortland County Legislature at least seven (7) calendar days exclusive of Sunday, prior to this date, NOW THEREFORE BE IT

RESOLVED, that Local Law 1 of 2018, as amended by Local Law 5 of 2020 - a Local Law to Amend Local Law 1 of 2018, a Local Law Establishing a Payment in Lieu of Taxes (PILOT) Agreement for Commercial Solar Energy Systems in Cortland County, New York is hereby repealed, AND BE IT FURTHER

RESOLVED, that Local Law "I" of 2022 - a Local Law Establishing a Payment in Lieu of Taxes (PILOT) Agreement for Commercial Solar Energy Systems in Cortland County, New York

BE AND HEREBY IS ENACTED AS FOLLOWS:

§1. Title

This Local Law may be cited as the "Solar Energy System PILOT Law of the County of Cortland, New York."

§2. Legislative Intent and Purpose

This Local Law is adopted to ensure that the benefits of the community's solar energy resource are available to the entire community, by promoting the installation of solar energy generating equipment through a payment-in-lieu-of-taxes (PILOT), granting reduced costs to system developers and energy consumers, and providing a revenue stream to the entire community.

§3. Authority

This Local Law is adopted under the authority granted by:

1. Article IX of the New York State Constitution, §2(c)(8),
2. New York Statute of Local Governments, §10(5),
3. New York Municipal Home Rule Law, §10(1)(I) and (ii); §10(1)(a)(8), and
4. New York Real Property Tax Law §487(9).

§4. Definitions

1. "AC" means alternating current.
2. "Annual Payment" means the payment due under a PILOT Agreement entered into pursuant to Real Property Tax Law §487(9), as the same may be amended, superseded or replaced.
3. "Annual Payment Date" means January 1st of each year for the duration of the PILOT Agreement.
4. "Capacity" means the manufacturer's nameplate capacity of the Solar Energy System as measured in kilowatts (kW) or megawatts (MW) AC.
5. "Owner" means the owner of the property on which a Solar Energy System is located or installed, or their lessee, licensee or other person authorized to install and operate a Solar Energy System on the property.
6. "Residential Solar Energy Systems" means a Solar Energy System with a nameplate generating capacity less than 50 kW AC in size, installed on the roof or the property of a residential dwelling (including multi-family dwellings), and designed to serve that dwelling.
7. "SBL number" means the Section-Block-Lot tax map number.
8. "Solar Energy Equipment" means collectors, controls, energy storage devices, heat pumps and pumps, heat exchangers, windmills, and other materials, hardware or equipment necessary to the process by which solar radiation is (i) collected, (ii) converted into another form of energy such as thermal, electrical, mechanical or chemical, (iii) stored, (iv) protected from unnecessary dissipation and (v) distributed. It does not include pipes, controls, insulation or other equipment which are part of the normal heating, cooling, or insulation system of a building. It does include insulated glazing or insulation to the extent that such materials exceed the energy efficiency standards required by New York law.
9. "Solar Energy System" means an arrangement or combination of Solar Energy Equipment designed to provide heating, cooling, hot water, or mechanical, chemical, or electrical energy by the collection of solar energy and its conversion, storage, protection and distribution.

§5. PILOT Required

1. The owner of a property on which a Solar Energy System is located or installed (including any improvement, reconstruction, or replacement thereof), shall enter into a PILOT Agreement with the

County consistent with the terms of this Local Law except for:

- a.) Residential Solar Energy Systems; and
 - b.) Solar Energy Systems that do not seek or qualify for an exemption from real property taxes pursuant to Real Property Tax Law §487(4) as the same may be amended, superseded or replaced.
2. The Lessee or licensee of any owner of a property required to enter into a PILOT Agreement by this section, which owns or controls the Solar Energy System, may enter into the PILOT Agreement on behalf of the owner of the property.
 3. Pursuant to Real Property Tax Law § 487(9)(b), the County of Cortland hereby expresses its ongoing intent to require a contract for PILOT for such solar energy systems, and this chapter shall be considered notification to owners or developers of such systems and no further action is required on the part of the County of Cortland with respect to the notification requirements by the County of Cortland as set forth in Real Property Tax Law § 487(9)(a).
 4. Nothing in this Local Law shall exempt any requirement for compliance with state and local codes for the installation of any solar energy equipment or a solar energy system, or authorize the installation of any solar energy equipment or a solar energy system. All solar energy systems must file a Real Property Tax Exemption application pursuant to Real Property Tax Law §487, as the same may be amended, superseded or replaced, to receive a tax exemption.
 5. The Annual Payments under the PILOT Agreement shall not exceed the amounts that would otherwise be payable but for the exemption under Real Property Tax Law §487 as the same may be amended, superseded or replaced.

§6. Contents of PILOT Agreements

1. Each PILOT Agreement entered into shall include:
 - a.) The name and contract information of the Owner or other party authorized to act upon behalf of the Owner of the Solar Energy System;
 - b.) The SBL number for each parcel or portion of a parcel on which the Solar Energy System will be located;
 - c.) The Capacity of the Solar Energy System, and that if the Capacity is increased or increased as a result of a system upgrade, replacement, partial removal or retirement of Solar Energy Equipment, the annual payments shall be increased or decreased on a pro rata basis for the remaining years of the Agreement;
 - d.) That the parties agree that under the authority of Real Property Tax Law §487, as the same may be amended, superseded or replaced, the Solar Energy System shall be considered exempt from real property taxes for the life of the PILOT Agreement;
 - e.) That the PILOT Agreement may not be assigned without the prior written consent of the County, which consent may not be unreasonably withheld if the Assignee has agreed in writing to accept all obligations of the Owner, except that the Owner may, with advance written notice to the County but without prior consent, assign its payment obligations under the PILOT Agreement to an affiliate of the Owner or to any party who has provided or is providing financing to the Owner for or related to the Solar Energy System, and has agreed in writing to accept all payment obligations of the Owner;
 - f.) That a Notice of this Agreement may be recorded by the Owner at its expense, and that the

County shall cooperate in the execution of any Notices or Assignments with the Owner and its successors;

- g.) That the County of Cortland delegates to the Cortland County Industrial Development Agency the authority to negotiate such agreements on behalf of the County of Cortland.
- h.) That if the Annual Payment is not paid when due, that upon failure to cure within thirty (30) days, the County may cancel the PILOT Agreement without notice to the Owner, and the Solar Energy System shall thereafter be subject to taxation at its full assessed value.
- I.) In addition, if the Annual Payment is not paid when due, a late fee equal to twelve percent (12%) of the amount due shall be assessed on an annual basis until paid in full.

§7. Severability

Should any provision of this Local Law be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of this Local Law as a whole or any part thereof other than the part so decided to be unconstitutional or invalid.

§8. Effective Date

This Local Law shall be effective upon its filing with the Secretary of State in accordance with the Municipal Home Rule Law, and shall apply to all solar energy systems constructed

ON MOTION OF HARBIN

AGENDA ITEM NO. 3

Approve the Purchase of Four (4) Transit Buses from Oneida County - Planning Department

WHEREAS, the New York State Department of Transportation has indicated a need for Cortland County to increase the Federal Section 5311 Mass Capital Transit bus ratio, AND

WHEREAS, Oneida County has two (2) 2017 Ford E450 Cuttaway Transit Buses and two (2) 2015 Ford E450 Cuttaway Transit Buses available, all with less than 100,000 miles and still within the New York State useful life span guidelines, AND

WHEREAS, the current market value established by the County of Oneida is \$57,000, AND

WHEREAS, the cost of the four (4) vehicles to Cortland County would be 10% of the current market value, for a cost of \$5,700.00, NOW THEREFORE BE IT

RESOLVED, the County Administrator be and hereby is authorized, upon approval of the County Attorney or designee, to enter into an agreement with Oneida County for the purchase of (4) E450 Cuttaway transit buses in the amount not to exceed \$5,700.

MONTHLY REPORTS

1. SPCA Monthly Report
2. Planning - Activity Report - October 2022

DISCUSSION ITEMS

1. Planning Department - Proposed Organizational Chart - 2023
2. Planning Department Proposed Budget
3. Planning Board Recommendation for Interim Director
4. Future Contribution to the Cortland County Junior Fair
5. Little York Lake Taxing District Budget
6. Soil & Water Monthly Report

ADJOURNMENT