

**Mexico Planning Board
Minutes of the Regular Meeting
Held July 7, 2025, at the Town Hall
Commencing at 6:30 P.M.**

Present: Bonnie Loforte, Councilor
Gary Toth, Councilor
Karen Davies-Buckley, Councilor
Allison Trudell, Councilor

Absent: Nancy Weber, Chairwoman
Graham Seiter, Town Attorney
Ron Marsden, Code Enforcement Officer

And 3 in the audience.

Counselor Loforte called the meeting to order with the Pledge of Allegiance at 6:32pm.

Review of minutes: A motion was made by Councilor Toth and seconded by Councilor Loforte to approve the June 2025 minutes. The motion was passed by a vote of 3 ayes: Weber, Loforte, Toth and 0 nays.

Old Business

Garrett- Residential Solar Array ST RT 11

Councilor Loforte asked the board if they had comments about the solar array application. Councilor Toth said small solar is 10 megawatts, but this application is for 12.6 megawatts; there is language in the policy that states 10kw/hr. on page 9, includes language to excuse 12.6kw as for personal use up to 110% of the farm's needs. Councilor Toth said solar has a very low-capacity factor so even on a perfectly sunny day, you'd be lucky to get the maximum in a day. Councilor Trudell said the policy needs to be revisited, Councilor Toth agreed. Councilor Trudell said we have nothing in our policy on decommissioning and wonders if this is something we should be discussing for small scale farms. Forth Coast representative said they have never received a decommissioning request for small scale personal use solar on a residential system. Councilor Trudell said decommissioning is worth looking into. The applicant said the panels will be facing south, south-east. Councilor Toth said the panels will be afar enough off the road (applicant said 400-500 feet off the road) to not cause a glare for drivers on ST RT 3. The applicant confirmed that everything will be underground. Councilor Loforte drew attention to the bird species listed as protected by the DEC. Councilor Loforte said there is a wetland on the property and wants to know how far from the wetland the project is.

Councilor Loforte said Chairwoman Weber wanted to know if a public hearing should be conducted. Town Clerk Wild said the ZBA did.

Councilor Toth moves to accept the sight plan as presented, seconded by Councilor Davies-Buckley. The motion was approved by a vote of 4 ayes: Davies-Buckley, LoForte, Toth, Trudell, and 0 nays.

Councilor Loforte asked Town Clerk Wild to notify the ZBA of their decision on the Garrett plan.

Ackerman's Bakery – US RT 11

Laselle returned a signed application for Chairwoman Weber. Town Clerk Wild will leave it in her mailbox. Councilor Laselle said there are not a lot of changes to the site plan; land owners are shown; delineation between sights is noted- large 3' tall planters to create a delineation in the parking/driving area to separate the auto shop parking from bakers pick-up area; four registered oil storage units that are overseen by DEC; Laselle shared a rendering of the outside and floor plan- 28'x36' area. Councilor Loforte asked about traffic flow to and from the bakery; Laselle showed a typical path through the free access parking area associated with the bakery with access for box trucks to back up next to the bakery for pick-ups.

Laselle said they put maximum sign size allowed up with downlighting. Councilor Toth asked about sign location; Laselle said it is off the road so won't block driver's view of the road. Laselle said they are not required to separately notify the DOT because it is an unlisted action, with no negative environmental impact. Councilor Trudell said given the nature of the business, she doesn't have any concerns about the driveway. Laselle said the board could condition the right to assess parking situations in the future at a certain date (i.e. 1 year) but the applicant has the space to accommodate requirements. Laselle said there are 4 parking spots for the bakery right in front of the building and ¼ is ADA and a 5th would be the off-street loading zone along the building. Councilor Trudell said the county will do a 239 review and asked if they may say something about parking. Councilor Loforte said the county 239 review still needs to happen.

Motion to approve contingent upon county's 239 review made by Councilor Trudell seconded by Councilor Toth, withdrawn by Trudell.

The board went through the SEQR review process, Councilor Loforte, 1-no, 2-no, 3-no, 4-no, 5-no, 6-no, 7-no, 8-no, 9-no, 10-no, 11-no, 12-no, 13-no.

Motion to make a negative declaration on the SEQR review, request lead agency, and deem the project an unlisted action by Councilor Trudell, seconded by Councilor Davies-Buckley. The motion was approved by a vote of 4 ayes: Davies-Buckley, LoForte, Toth, Trudell, and 0 nays.

Motion to approve the application contingent upon the county's 239 review made by Councilor Davies-Buckley, seconded by Councilor Toth. The motion was approved by a vote of 4 ayes: Davies-Buckley, LoForte, Toth, Trudell, and 0 nays.

Laselle said the county 239 needs to be done for this project as well. Laselle explained the reason for moving the building; suggested amending site plan to see if it creates an environmental impact using far less fill and taking up unusable space but Laselle said this actually makes less of an environmental impact. Councilor Loforte said the ZBA gave it back to the Planning Board for site plan review since the site plan changed. Councilor Toth wonders if the relocation of the building on the plan makes it a changed or amended site plan. Laselle said his opinion is that it's either the same or less environmental impact from changing the location of the building; trees are not being removed, the size of the building did not change. Councilor Loforte thinks this is a better site plan than the original.

Motion to approve the amended site plan contingent upon the county's 239 review made by Councilor Toth, seconded by Councilor Loforte. The motion was approved by a vote of 4 ayes: Davies-Buckley, LoForte, Toth, Trudell, and 0 nays.

New Business

Other Business

Councilor Toth said the land use needs to be revised to make sure it's in the comprehensive plan with notes before September. Councilor Toth said there's no standing committee, but Chairwoman Weber and Chairman Waterbury were discussing adding people from both boards. Councilor Loforte will touch base with Chairwoman Weber. Councilor Trudell said they had scheduled two meetings that have fallen through.

A motion was made by Councilor Trudell, seconded by Councilor Davies-Buckley adjourn at 7:47 pm. The motion was approved by a vote of 4 ayes: Davies-Buckley, LoForte, Toth, Trudell, and 0 nays.

Respectfully submitted,

Nicole Wild
Town Clerk