

Town of Sangerfield  
 Zoning Board of Appeals and Planning Boards  
 P.O. Box 84 • 1038 State Route 12 • Sangerfield, NY 13455

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August 5, 2025

**Zoning Board of Appeals and Planning Boards Meeting**

Attendees	
Rocco Padula	ZBA Chairperson
Mary Campbell	ZBA Secretary
Elizabeth Kenny Barnes	ZBA Member
<i>Skip Kemp (Absent)</i>	ZBA Member
Paul Gallagher	ZBA Member
<i>Gene Whipple (Absent)</i>	Planning Board Member
Bill Culpepper	Planning Board Member
Carol Davis, Greg Davis, Mike Forrester (Community Members)	

The meeting of the Town of Sangerfield Planning Board and Zoning Board of Appeals was called to order at 7:09 PM. The minutes from the July 1, 2025 meeting were approved as presented (4-0).

**Kelley Application**

Scott Kelley of 7324 Sanger Hill Rd, in the Town of Sangerfield plans to add a new porch to his residence. This location is on a county road. The proposed size does not meet the front setback requirements. The minimum distance from the center of the road is 83 feet and the proposed structure is 66 feet from the center of the road. It was decided that the application is incomplete and needs to show front setback. Rocco will contact Scott for updated information and send to Oneida County Planning Department to start the process. If the application is complete, it is possible to have the public hearing at the September 2<sup>nd</sup> meeting.

**Wratten Solar Farm**

James Wratten is planning to add a solar farm to his property on State Route 20. Discussion was held regarding the capacity of the NYSEG Brothertown Substation. Several proposed projects are paid for and in the que. Portions of the proposed parcels are within the commercial and industrial districts; therefore, any portion of the proposed commercial solar project located within the commercial or industrial districts will require a use variance. It was noted that this project exceeds the mile limit from other solar farms.

**Sawmill Solar Farm**

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As of our August 5th meeting, the updated application was scheduled to be submitted on August 8<sup>th</sup> to Rebecca Minas, project manager at (Barton & Loguidice Engineering). She will require two weeks for review. As of today, it still hasn't been submitted. More time is needed to develop the ground mounted interconnect equipment required by the Town Solar Law.

**Meeting with Legal Counsel**

A meeting will be held on Wednesday, August 27, 2025 at 6:30 PM with Attorney John Langey to ask questions pertaining to legal issues that the Board needs to be cognizant of.

The next meeting will be held on Tuesday, September 2, 2025 at 7 PM at the Town Hall. The meeting adjourned at 8:33 PM.

Respectfully submitted,

Mary Campbell, Secretary