

Planning Board - March 15, 2021

Meeting called to order at 7:00PM by Chairman Dave Granzin held in the Highway garage due to Covid restrictions.

Present: Dave Granzin, - Ellen Campbell, George Dowse, Robert Miller **Excused:** Floyd Hoover

Others Present: Dwight James Code Officer, Darlene Smith, Paula Edelmann, Lois Hall, John Christensen, Mimi Gridley, Mary Rose, Michael Black, Peter Gamba, Gary McIntee, Grant Downs, Vaughn Golden, Donna Rae Sutherland, Cody Taylor, Ken Campbell, Barbara Kazyaky, Norbut Solar Farms Agent.

Chairman led the pledge of allegiance.

Motion by Bob to approve the minutes of the January meeting 2nd Ellen, carried, with Dowse and Granzin abstaining.

Reorganization:

After a brief discussion, Dave made the motion to keep the same date and time of meeting, Third Monday, 7:00PM, 2nd George, carried.

Slate of Officers

Ellen offered the following slate of officers, 2nd by Bob Chairman- Dave Granzin

Vice Chair- George Dowse

Secretary- Betty Daggett

This motion carried by all.

Site Plan Review:**Brew Barn** Darlene Smith 1720 Rte 14. The Zoning Board of appeals completed the SEQRA on this application.

Discussion on entry to property. Mrs. Smith has an application into the NYS DOT for an entrance at the north end of property. The exit will be the existing driveway at west side of barn.

Discussion on brewery waste, there is a holding tank for the brewery waste and an approved septic system for the building already installed

Motion by George 2nd Bo, to approve site plan for Bew Barn. Carried by all.

SEQRA Review: **Norbut Solar Farm**, John Stone-Project Manager appeared to represent this application.

Discussion on ag exemption status on this property, if it will be removed when the solar takes possession. This is the assessor's decision along with the calculating taxes for this property.

Brief discussion on Prime farm land.

Bruce Henderson spoke on importance of protecting open space farm land.

Dave stated that solar farm is an permitted use in Ag/Res District.

Discussion on Comprehensive Plan maintain Agricultural Lan and vistas.

Discussion on land owner of project property, Norbut has the option to buy land.

Mr. Henderson owns farm land and stated he has been approached by another solar company looking for @1000 to 1500 acres of land. He questioned if two solar farms will be setting a precedent.

Mr. Stone stated that Norbut Solar farm would max out circuit to substation, no other solar farms in the area would be allowed to along Rte. 14 on this circuit.

Ellen stated another solar farm along Rte. 14 would certainly impact the viewshed.

Discussion on Norbut access route to grid.

Mr. Stone stated presently working with Climbing Bines for right of way agreement. The lines will be both overhead and underground in certain areas along roadway.

Discussion on roadway maintenance.

Norbut is working with property owner's association, no final agreement for Hansen Pt. has been reached for maintenance to date.

Dave moved on to SEQRA review. He read all the noted questions raised on Norbut Part 1 answers.

Questions on lot coverage and total acreage being used for the solar farm.

After a lengthy discussion Mr. stone agreed to take comment and concerns back to the engineers. He will find out what methodology is being used to determine lot coverage. He stated lot coverage number is typically computer generated for projects.

John Christensen, Chronical Express editor, asked if total land of 103 acres is all solar farm.

Mr. James stated it is not, the project acreage will be inside the fenced in area.

Dave made a motion to table this review for more information, 2nd by George, carried by all.

Kennel Law Motion by Bob 2nd George to send final draft of Kennel Law to Town Board for review, carried by all.

Discussion on Zoom reporting pros & cons, no action taken.

Discussion on decommissioning plan for solar farms. NYSERDA list 125% of decommissioning cost for fees, not including scrap salvage prices. Tabled until future meeting.

Dwight informed the board of several new applications for review for April meeting, may need to have two meetings 19th and 26th in April.

Greenidge and Norbut still under review, will take a lot of time.

Bob made a motion to adjourn 2nd George, carried by all.

Respectfully submitted,
Betty Daggett- Secretary