

Planning Board - February 17, 2020

Meeting called to order at 7:00PM by Chairman Dave Granzin

Present: Dave Granzin, Floyd Hoover, Ellen Campbell, Daniel Hoover
Excused- George Dowse,
Others Present- Chris Hansen,

Chairman led the pledge of allegiance.

Motion by Dave 2nd Daniel to approve the December & January meeting minutes, carried.

Site Plan Review # 20-1: Chris Hansen presented his revised Site plan for a solar array project on his property at Hansen Point Rd. Per last meeting he has moved the array farther back East from Rte. 14. The project covers less acreage.

Ellen asked if this is a minor or major solar collection system.

Dave stated it is a major solar collection system.

Ellen inquired if this green energy will supply his home and business. Chris stated no, he will sell it back to a utility.

Will this be residential or commercial use, Chris stated commercial.

Question: who will buy the energy? Once Chris obtains the permits, NYSEG will do an interconnection study to determine if they want energy supply. Once approved he will provide submit a "proof of concept" letter to the Town.

Ellen questioned if this project goes with the Town Comp Plan vision statement "that new development is carefully integrated into the Towns rural and agrarian landscape" and in the Solar Law "to minimize the adverse impacts on neighboring properties and protect the public health, safety, and welfare" The solar arrays would impede on rural agriculture most scenic vista of Torrey.

Question on buffer or screening from neighboring properties.

Chris explained the landscape buffer detail on the plan and where he will be planting along roadside and westside of sites. Where project abuts agriculture (crop) land and railroad, no landscaped buffer will be needed.

Question on stormwater management, Chris stated there will be minimal disturbance to the land but will have silt fence in place where the underground wiring is trenched in.

Dave discussed on Site Plan page 1 Notes# 16, needs to be edited to read Town of Torrey not Town of Hoosick.

Footnote on page 2 needs to read "approval of municipality" and "follow the Guidelines for Agricultural Mitigation for Solar Energy Projects.

Dave made a motion to approve the Site Plan for the Solar Array project with the above noted edits, 2nd Floyd, carried 3-1

Ellen- voting no.

Area Variance # 20-1 Chris Hansen/Jason Shoff would like to install a solar array on property along Hansen Point Rd, which will exceed maximum lot coverage per Torrey Zoning Law 98.42 The panels will be at a 30* angle to the south with 15' wide aisles. Chris is requesting a 2% variance for this project.

Motion by Dave 2nd Daniel to recommend approval of this area variance application to the ZBA, carried 3-1, Ellen - voting no.

Special Use # 20-2 Chris Hansen/Jason Shoff would like to operate a solar array farm on property along Hansen Point Rd. As this is commercial business in an Ag/Residential District a special use permit is required per Torrey Zoning Law 98.41.

Motion by Dave 2nd Daniel to recommend approval of the application Carried 3-1, Ellen - voting no.

Special Use # 20-1 Dan Higgins has applied for a Special Use Permit to operate a used car sale at his property 1724 Rte. 14 formally the Citgo Gas Station. A special use permit is needed for used car sales in the Community Center District per Torrey Law 98.65

Brief discussion on this business operating and not paying land taxes.

Dave made the motion to recommend approval, as the use of the site will not change from its current illegal use, 2nd Daniel, carried by all.

Dave was asked by the Town Board if the Planning Board would review the Towns present kennel law.

Milo, Jerusalem, Starkey have kennel laws the board can compare and use as a reference.

With no further business Floyd made a motion to adjourn 2nd Dave carried at 8:25.

Respectfully submitted

Betty M. Daggett- Sec.