

Planning Board – October 19, 2020

Meeting held in the meeting room at 56 Geneva Street Dresden, NY. following Covid safety protocol, was called to order at 7:00PM by Chairman Dave Granzin

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

Others Present- Dan Huntington, Dale Stell, John Ghidiu, Grant Downs, Beth Cain Dwight James Torrey Code Officer

Dan Huntington of Norbert Solar Farms appeared on application for Special Use permit for a solar farm on Hansen Point Rd. Property owner Dale Stell was also present. Fisher Engineering drew up site plan. The project is to build three 5-Megawatt ground mounted Solar arrays on a 102-acre parcel. Norbert Solar will purchase the property if all permits & grants are locked in within 1 year, presently at the 5-month mark. Connection to the site will run down Route 14 and they will seek an easement from Climbing Bines along Hansen Pt Rd. Each array will have own equipment to connect to power. The arrays will be fixed tilted 400-watt panels, mounted on pounded post I beams. A concrete pad onsite will hold transformer, inverter and equipment.

All arrays and equipment will be inside a seven ft chain linked fence.

Projected lifespan of array is 25 years but advanced technology in future could change this number.

A stormwater plan will be submitted to Code Officer along with report on wetland delineation study also.

Applied to railroad for permit for directional boring under the tracks.

This is a small-scale project keeping it community based, providing clean energy to the grid with the option for residents, businesses and municipalities to receive a discount on their utility bills for solar electricity. Energy will be sold to NYSEG/RGE

Question: Does this project cause conflict to the Hansen/Shoff Solar project.

Mr. Huntington stated no, as Mr. Hansen's project application has been submitted to NYSEG earlier and will be review a lot sooner than this project.

Discussion on decommissioning plan. This project will not be on leased land, the owner would file an insurance bond with town for decommissioning.

Discussion that an area variance would also be needed as this project covers more than 28 % of land/lot per Torrey code.

George inquired what impact would these arrays have on the viewshed. Arrays are @ 12' high with a low visibility profile. The most direct view to arrays will be from cars traveling along Hansen Pt Road. Location is somewhat remote farm land area.

Beth Cain inquired as to the total wattage to this site. Mr. Huntington had discussed other projects his company completed in NY and mentioned the higher megawatt due to larger scale arrays (38 MW+) causing some confusion.

He stated this project will be a total of 15MW, considered small scale.

Ms. Cain inquired what is the plans for the remaining land. Mr. Huntington stated there is no commitment to other projects on remaining land.

Question as to change in traffic pattern. Only increase in traffic on Hansen Point Rd from this project will be site prep equipment, Post pounder then when the panels and equipment are brought in by tractor trailers. After project completion much of the operation will be by remote access. There will be some site maintenance such as: equipment, fence, snow plowing and lawn mowing.

Discussion on adjacent gravel pit. Dale Stell owner of both parcels stated that the gravel pit has no connection with this project.

Mr. Stell has been approached by several Solar solicitors about the land, following interviews he stated he chose and supports Norbert Solar Farms.

Mr. Huntington would like to complete the project application by end of year to apply for the grants available. In 2021 grants amount awarded will be reduced by 2%. He will apply also for a 30-year PILOT with Yates County.

Mr. Granzin questioned answer on Part 1 of SEQRA submitted Question 3 (a) total acreage of proposed action.

Mr. Huntington will double check with engineer on this number and get back to code officer.

Mr. Miller made the motion to recommend approval of this special use permit application SUP# 20-6 for a solar farm in Agricultural/Residential District 2nd Mr. Dowse, **carried by all. 4-0**

This recommendation will go to the ZBA for November 3, 2020 public hearing on application SUP# 20-6.

Steep Slopes Application SS#20-1 SEQRA Review

Mr. Dowse made a motion 2nd Mr. Miller declaring Torrey Planning Board act as lead agency in the SEQRA review, carried by all.

Mr. Granzin read the SEQRA short form questions aloud to the members for decision,

Motion by Mr. Hoover 2nd Mr. Dowse to accept the completed SEQRA and its finding a negative declaration, *that the proposed action will not result in any significant adverse environmental impacts.*

Carried by all.

Discussion on permit applications applied for after the fact
Sliding scale fee: Double the initial fees for operating without a special use permit.

Mr. Granzin will draft letter to Town Board recommending adding this fee to the Town Fee Schedule.

Brief discussion on the Kennel Law. The 6-month Moratorium went into effect filed at State 10/6/2020.

Review of Benton Law. Mr. Miller asked if boarding kennels were in law. Tabled to November 16th meeting.

There being no further business before the board,

Mr. Hoover made a motion to adjourn 2nd Mr. Miller carried at 8:55pm

Respectfully submitted