
**Planning Board Minutes
July 18, 2024**

Planning Board Members Present: Julie Pellett, Daniel Compton, Michael Woodruff, Michelle Rhoda, Kimberly Gebo

Absent: Dan Morley, Kimberly Duvall

Others Present: Christel Daggett (Planning Board Secretary), Lydia Archer (Applicant) Andrew Thomas (Bullrock Solar)

Pellett opened the Public Hearing at 7:30 Woodruff motioned Gebo seconded to waive the reading of the Public Hearing all in favor voted Aye.

I. 7:30 P/H Special Use Permit TSP3-24, 135-81 Tourist homes; bed-and-breakfast establishments. Owner Lydia Archer Property located at 3026 County Rd 40 Tax Map # 80.00-1-71.000 To open a bed-and-breakfast out of her home, and TV4-24 Area Variance for .8 acres where 2 acres are required.

Archer stated that she has thought about opening a Bed & Breakfast for a while. She has a big house, and her children have all grown and moved out. She loves the view from her front door with every season and sees it as a way to share the beauty and allow people to stay if they can't find a hotel nearby. She would like to make breakfast for her customers as well. Archer stated that she thinks Bloomfield is a beautiful place with a lot of interesting places people can go to visit, for example: the two breweries, wineries and Bristol Mountain for skiing in the winter.

Archer stated that part of her house caught on fire 16 months ago damaging the middle part of the house. There was a lot of smoke and electrical damage done. The restoration is almost complete. She is hoping to move back there next month. Rayburn stated that the area in back of the house was already utilized as an apartment where her daughter used to live and that is the area that will be used as the Bed & Breakfast.

Woodruff asked if she would be using any area of her house for the Bed & Breakfast other than the addition in the back? Archer stated no.

Archer is lacking .8 acres to make it the required 2 acres needed for the Special Use Permit. That is why she needs to go in front of the ZBA for a variance. Archer brought in letters from her neighbors with their approval.

Pellett motioned to declare SEQR a type II with no further action required.

Compton motioned to close the Public Hearing Woodruff seconded.

Compton motioned Woodruff seconded to forward to the ZBA Area variance with no comments.

Woodruff motioned Rhoda seconded to approve Special Use Permit subject to approval of the variance.

Record of Vote:

Pellett Aye Compton Aye Woodruff Aye Rhoda Aye Gebo Aye
All Board members present voted Aye, Vote was carried.

II. Delaware River Solar Amendment to Special Use Permit TSP2-23 Owner Edward Strapp Rt 5 & 20 & TSP1-18 John Bennett State Rt 64 review proposed amendment to their site plan for their previously approved Special Use Permit.

Andrew Thomas from Bullrock Solar proposed 2 options for each location. Both sites have similar options.

64N:

Option 1: After the utility RGE (3) three overhead poles, Bullrock proposes to install (3) three customer owned poles along the access road to the solar array.

Option 2: After the utility RGE (3) three overhead poles, Bullrock proposes to install (1) one customer owned pole extended further away from the utility owned poles approximately 263 ft. along the access road. The MV conductors would then transition to underground and Bullrock proposes to install (1) one additional riser pole at the solar array to carry overhead equipment.

The Board chose option #1 as it will not gain anything aesthetically due to it going back into the woods.

5&20:

Option 1: After the utility RGE (3) three overhead poles, Bullrock proposes to install (4) four customer owned poles along the access road to the solar array.

Option 2: After the utility RGE (3) three overhead poles, Bullrock proposes to install (1) one customer owned pole in line with the RGE overhead poles along the access road. The MV conductors would then transition to underground and Bullrock proposes installing (1) one additional riser pole at the solar array to carry overhead equipment.

The Board chose to modify option #2 by having Bullrocks 1st pole next to the 3 RG&E poles then go underground and come out by the box. Compton stated that way you have a bigger vista with no poles at all.

Site 64N: Compton motioned Woodruff seconded to accept option #1

Site 5&20: Woodruff motioned Rhoda seconded to accept option #2

Record of Vote:

Pellett Aye Compton Aye Woodruff Aye Rhoda Aye Gebo Aye
All Board members present voted Aye, Vote was carried.

III. Discussion:

There was a brief discussion regarding the upcoming solar moratorium. The Board will do research and set up a workshop for discussion in the near future.

Topics for future review - The Board will begin review of existing code for a SUP (for each event) on 50 acres or more and bring suggestions for any possible changes or new SUP for event centers that could exist with less acreage

1. Continued review of the Comprehensive Plan's suggested updates for zoning districts changes
2. 5 G placement of antenna's
3. Battery Storage
4. More research and code considerations for cannabis in the future
5. Look into code for event centers vs current code that allows for a SUP for each event on 50 acres or more
6. Look at the schedules for any items that need to be updated or clarified.

IV. Minutes of June 20, 2024

**Woodruff motioned Pellett seconded to approve the minutes of 6.20.2024
All board members present voted aye; vote was carried.**

V. Meeting Adjourned

**Pellett motioned and Gebo seconded to adjourn @ 8:30 pm.
All Board members present voted Aye, Vote was carried.**

Respectfully submitted,

Christel Daggett
Planning & Zoning Board Secretary