
Planning Board Minutes
April 15, 2021

Planning Board Members Present: Steve Lester, Julie Pellett, Fred Fink, Daniel Compton, Matt Rogers, Michael Donohoe.

Absent: Mike Woodruff, Kimberly Rayburn (Secretary), James Kier (Building & Zoning).

Others Present: Andrew Torpey (Applicant), Brendan Gooding

Lester opened the meeting at 7:30 pm.

I. TS3-21 Sketch Plan 2 Lot subdivision Adam Torpey/Log & Timber Structures, LLC (Owner)

Wilkins Rd tax #67.00-2-1.13 Lot #1 of 8.1636 +/- acres, remove lot 2 of 2.993 +/- acres and lot 3 of 2.988 +/- acres. Leaving parent parcel lot 1 of 2.184 +/- acres

The Board reviewed the maps. Lester advised Torpey of a possible concern over the road frontage of lot #2. From what he sees there is only thirty-six (36) feet of road frontage where at least sixty (60) is required. Torpey and Gooding explained that the road bends and goes around the corner away from the property. Gooding explained that it pulls a certain amount of road frontage from a certain area, and he pointed it out on the map, and pulls the rest at another point higher on the map as it follows the road. The explanation from Compton is that the measurement is from the point of the corner of the access road to the next property line. Gooding stated that the lot line is confusing as it is not a straight line. There is a turn in it, but it's still the road frontage. The road right of way line is shown on the map as the road turns. The two measurements add up to at least sixty feet. The Board asked that the measurement be revised and added to the final maps.

Lester asked for any further comments, there were none.

Rogers motioned Donohoe second to accept the map for sketch plan with the verification of the measurements making sure there is sixty feet of road frontage for lot #2 of 2.993 +/- acres and also approving lot 3 of 2.988 +/- acres. Leaving parent parcel lot 1 of 2.184 +/- acres

Whereas:

- 1. New maps will be provided with the verification and measurement added to show the frontage at sixty feet for lot #2.**

Record of Vote:

Lester Aye Pellett Aye Fink Aye Compton Aye Rogers Aye Donohoe Aye

All Board members present voted Aye, Vote was carried unanimously.

II. Discussion:

Solar. The Board reviewed the changes that were made to the large-scale solar regulations and the revised definitions. Steve mentioned the ten (10) MW limit that was voted on at the last meeting. Also for further discussion is Compton's suggestion of verbiage to be added to the decommissioning plan for the property owner to decide what features could stay and not be returned to the way the land was prior to the installation of the solar project.

Rogers brought up the maintenance bond, Fink pointed out it's covered under item 4. Rogers asked who would require the maintenance bond? Does the PB suggest it to the Town Board on a case-by-case basis? Donohoe stated he does not like the wording as it states that a bond may be required, and feels it should be changed to will be required.

Fink stated that the decommissioning section from the attorney states that a cost estimate could be supplied by a professional engineer or contractor, He is questioning if it should come from a contractor. Compton stated that a contractor would know the cost more than a P.E.

Lot coverage was still highlighted as a topic of concern. Fink discussed the placement of the projects. He feels that scrub land is the best place for these systems and while doing so the lot coverage should be as maximized to maximize the use of the land. Rogers stated that the setback regulates the lot coverage.

Lester also briefly discussed the 25 MW large scale solar, the legislation has not been passed yet.

The Board was sent new information on battery storage, and they would like more time to review that before discussing it. The fire and safety concern needs to be addressed.

III. Minutes of March 18, 2021,

Compton motioned and Fink seconded to approve the minutes of March 18, 2021

All board members present voted Aye.

IV. Meeting Adjourned

Lester closed the meeting @ 8:00 pm.

All Board members present voted Aye. Vote was carried unanimously.

Meeting minutes taken from recording

Respectfully submitted,

Kimberly Rayburn
Planning & Zoning Board Secretary