

**Planning Board Minutes
May 3, 2018**

Planning Board Members Present: Fred Fink, Julie Pellett, Daniel Compton, Matt Rogers, Fran Overmoyer, Michael Donohoe **Absent:** Steve Lester

Others Present: Jim Kier (Code Enforcement Officer), Kimberly Rayburn (Secretary),

Fink opened the meeting at 7:30 pm

I. TSP4-17 Special Use Permit Large Scale Solar Project, Lands located at 1940 Bennett Rd, tax map # 52.00-3-11.111 Owner Rory Bennett, Agent Labella

A discussion was held on both Large Scale Solar applications and it was decided that the Planning Board has almost come to a point where they have reviewed all they can review for the Special Use Permit (SUP). They made a list of the outstanding items needed before the Board can make a decision on the SUP, and a list that will be required before a building permit can be obtained.

Items needed before a decision on SUP:

1. Three (3) more paper copies and 1 mylar for the subdivision
2. The operations and maintenance plan provided needs to have some updates that were requested from the Planning Board
 - Pg 2/4 Change the first sentence in # 13 to read: ***All maintenance including landscaping will be completed during normal business hours (8:00 am to 5:00 pm) eastern stand time***
 - # 14 the last bullet adds another sentence that will read as:
 - ***Remove and replace dead trees of like kind and height to the adjacent trees or as otherwise required to maintain a complete and continuous visual screening***
 - #15 add verbiage to read as:
 - Provide preventative maintenance site visit reports ***to the Code Officer of the Town of East Bloomfield***

At the time of decision, the contingent / whereas will be similar to the statements below.

Before a building permit can be obtained all of the following will need to be turned into the Code Office and some will need to be submitted before a certificate of compliance is given.

- A SWPPP report will need to be approved by the Town Engineer/ copy of any other permits required by the DEC or NYS DOT
- An approved taxation agreement with the Town Board
- A Decommissioning plan needs to be approved and accepted by the Town Attorney the Town Board
- Submit the decision letter and permit if required from the Army Corp of Engineers
- An as-built map of the installation will be provided after installation is complete
- Abundant must comply with all Large Scale Solar regulations from Town Code section 135-83.2 Solar Energy Law

II. TSP5-17 Special Use Permit Large Scale Solar Project Delaware River Solar- Agent, Owner of Property John Bennett property located on Rt 64 N of tax map # 67.00-1-1.100

Items needed before a decision on SUP:

1. Revised Site Plan with updated

- landscaping/screening plan
- updated to show the agreed upon swale
- updated with a decommissioning drawing in steps of decommissioning

2. operations and maintenance plan provided is not sufficient the Planning Board would like DRS to use the Abundant Solar O&M as a model and supply the Board with another plan that includes the changes requested to the Abundant Solar O&M from the Planning Board

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At the time of decision, the contingent / whereas will be similar to the statements below.

- Before a building permit can be obtained all of the following will need to be turned into the Code Office and some will need to be submitted before a certificate of compliance is given.
- A SWPPP report will need to be approved by the Town Engineer
- A Decommissioning plan needs to be approved and accepted by the Town Attorney the Town Board
- The culvert is widened and lengthened as the drainage needs to be sized to take all storm water flows and to accommodate the widened condition of the driveway
- An as-built map of the installation will be provided after installation is complete

III. Minutes from April 19, 2018

**Rogers made a motion and Donohoe seconded the motion to approve the minutes of April 19, 2018
All Board members present voted Aye, Vote was carried unanimously.**

V. Meeting Adjourned

**Overmoyer made a motion and Pellett seconded the motion to close the meeting @ 9:00 pm.
All Board members present voted Aye, Vote was carried unanimously.**

Respectfully submitted,

Kimberly Rayburn
Planning & Zoning Board Secretary