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**Planning Board Minutes  
September 7, 2023**

**Planning Board Members Present:** Julie Pellett, Daniel Compton, Matt Rogers, Michael Woodruff, Daniel Morley, Kimberly Duvall, Michelle Rhoda

**Absent:** Steve Lester

**Others Present:** Kimberly Rayburn (Building & Zoning Officer), Christel Daggett (Secretary) John & George Mueller Willow Bend Farms (Applicant) Dan Compitello (Delaware River Solar), Terrence Boyle (Nussbaumer & Clarke, INC.) (Applicant)

**Pellett opened the meeting at 7:30 pm**

**I. Waiver of Subdivision, TW2-23 Owner Willow Bend Farms LLC, 1949 Studick Rd.** Tax Map #54.00-1-4.100 of 102.9+/- acres removing 10.2+/- acres with existing SF Home leaving 92.7+/- acres of farmland.

Mueller stated that they bought the Studick Farm in early winter and decided they could not afford the house so, they sold off the house but, are interested in the farmland since it lines up to property that they already own off of 444. They would like to clear the land to farm it. Woodruff stated it's pretty straight forward.

**Rhoda arrived at 7:40**

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

**Woodruff motioned Duvall seconded to approve the Waiver of Subdivision, TW2-23 Owner Willow Bend Farms LLC, 1949 Studick Rd.** Tax Map #54.00-1-4.100 of 102.9+/- acres removing 10.2+/- acres with existing SF Home leaving 92.7+/- acres of farmland.

**Whereas:**

- 1. Accept maps provided for intended partial lot line adjustment for land transfer only.**

**Record of Vote:**

**Pellett Aye Compton Aye Rogers Aye Woodruff Aye Morley Aye Duvall Aye Rhoda Aye**  
**Vote was carried.**

**II. Special Use Permit, TSP2-23 Owner Edward Strapp/ Agent Delaware River Solar Energy System**  
135-83.3. Property located on State Routes 5&20 Tax Map # 80.00-1-1.110

Dan Compitello from Delaware River Solar and Terrence Boyle from Nussbaumer and Clarke INC. spoke on behalf of Delaware River Solar to give a brief overview of a Solar Energy System to be placed on the Strapp Property located on 5&20 near the water tower.

Delaware River Solar is a NYS based company who build community solar projects around NYS. They currently have a project started on Rt 64 N. that is under construction now. The new solar project is 2.338 megawatts which means it can power 900-1200 homes. The community solar projects tie onto existing 3 phase lines that the utilities own. RG&E customers in the area can subscribe to the project and won't pay for anything more than what they use. They can receive 5% discount on their bill every month. It is 100 % renewable energy.

The panels don't have a lot of moving parts or noise outside the fence area and are very safe. They expect to get 25-30 years of life out of the project. It is a warranty they get on the solar panels.

They are located just east of the Village on 5&20 next to the water tower. They will use the existing farm access route that comes into the site, creating a new road. It will be a 20 ft. wide gravel access road with a permeable surface that will come up to the fence and through a gate and the rest of the road inside the project area where there is a turn around. This is rated for fire emergency access under the NYS fire code. The panels are oriented north south. They go through a track which they call a tracking system. A brief discussion was held on the panel size. There are 2 panels stacked next to each other and sit on a roller bar that meets the sun in the morning and allows the solar panels to track the sun throughout the day and allows for more efficiency and energy production if they are able to track the sun. The motors that turn the panels are powered by the solar panels themselves. Every couple sets of rows is one panel dedicated to moving the motors. Around the perimeter of the project there will be a tall 7 ft. deer fence. They have an interconnection agreement with RG&E that has been in place since 2018 they have spec'd out the electrical engineering route project, it is approved by RG&E, they are just waiting for them to build so they can interconnect them to their line. A brief discussion was held on the switch. It will be converted on site because, the power in the line is alternating current. They have to convert it from DC to AC to go into the grid. The construction of the project should be complete in 3 months from start to finish. Once the project is done it will be seeded with what they call a buzzing bee ground cover like clover, so it doesn't grow very fast. They will contract someone to mow 3-4 times a year. A brief discussion was held about robotic mowers or sheep Compitello stated sheep would be an option that they would consider requesting.

A brief discussion was held about any discussion with neighbors. Woodruff expressed his concern for any neighbors who may have a problem with the project and suggested that someone might want to have a conversation with them.

A brief discussion was held on buffering Woodruff stated as of now he doesn't see any need for putting any requirements for buffering. Woodruff's opinion is that the people that are affected by this project have existing buffering the rest is Agricultural farmland. We still will need a public hearing.

### **Woodruff read the Resolution to the Board**

### **Woodruff motioned Compton seconded to Declare the Planning Board as Lead Agency**

#### **Whereas:**

1. The Location makes sense due to the reasons given in the minutes.

#### **Record of Vote:**

**Pellett Aye Compton Aye Rogers Aye Woodruff Aye Morley Aye Duvall Aye Rhoda Aye**  
**Vote was carried.**

### **III. Continued discussion on redefining definitions of code for agricultural tourism County comments for temporary and permanent farm stands**

Discussion tabled for further review for when chairman is present.

#### **Record of Vote:**

**Pellett Aye Compton Aye Rogers Aye Woodruff Aye Morley Aye Duvall Aye Rhoda Aye**  
**Vote was carried.**

#### **Topics for review 2023**

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. Meeting Adjourned**

**Duvall motioned Woodruff seconded to adjourn @ 8:45 pm.  
All Board members present voted Aye; Vote was carried.**

Respectfully submitted,

Christel Daggett  
Planning & Zoning Board Secretary