

**Planning Board Minutes  
February 15, 2018**

**Planning Board Members Present:** Fred Fink, Julie Pellett, Daniel Compton, Matt Rogers, Fran Overmoyer

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

**Fink opened the meeting at 7:30 pm. Review session of application materials.**

**I. TSP5-17 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, Jared Tantella. Also, a 1 lot subdivision to remove 18.731 ± acres from the parent parcel for the 3 ± project leaving 3.095 ± of parent parcel in the front with existing SF home.

Fink stated that he walked the property with Brad Bennett, he did observe that there is evidence that the area between the proposed solar panels is defiantly a wildlife corridor, he feels that the Board should take that into consideration in their review. The Town of East Bloomfield is a farming/agricultural rural community with a lot of wildlife. The closest property to the array has a inground pool with a four (4) foot fence around it, if the Town changes the natural migration path and these animals become closer to a resident than they would like or end up in their swimming pool it could cause more harm than asking the developer to install two fences, one around each set of arrays leaving the natural migration path intact.

A brief discussion was held on the maintenance plan and the need to add replacement of trees and landscaping as needed. Also, on the requested documentation from Labella. The Board reviewed comments from Thornton Engineering, there is missing documentation and some topics covered were as follows:

- Bond ~ how is it funded and paid
- Decommissioning plan ~ Labella provided a cost chart Thornton and the Board think it needs to be adjusted and reviewed by the Town Attorney
- Storm water calculations ~ need to be provided, and proof that a SPDES, or SWPPP report are or are not required.

**II. TSP1-18 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**

The Board reviewed the comments from Thornton Engineering, there is missing documentation and some topics covered were as follows:

- CESIR report from the utility~ is missing, the Town regulations state it must be submitted with the application.
- Storm water calculations ~ need to be provided, and proof that a SPDES, or SWPPP report are or are not required.
- Decommissioning plan ~ some changes to the plan need to be made before approval and review by the Town Attorney
- Existing driveway ~ will need a NYS DOT permit for improvements
- Landscaping/screening ~ a better plan needs to be submitted including fence detail

**III. Meeting Adjourned**

**Pellett made a motion and Rogers seconded the motion to close the meeting @ 9:25 pm.**

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

Respectfully submitted,

Kimberly Rayburn  
Planning & Zoning Board Secretary