
Planning Board Minutes
August 17, 2017

Planning Board Members Present: Brad Bennett, Julie Pellett, Karl W. Smith, Matt Rogers, Fran Overmoyer, Fred Fink

Absent: Daniel Compton

Others Present: Kimberly Rayburn (Secretary) Jim Kier (Code Enforcement Officer) Mark Mansfield (Applicant) Courtney Dolan, Jared Pantella (Labella, applicant)

Bennett opened the meeting at 7:30 pm

I. 7:30 pm SPL3-17-17 Owner, Mark Mansfield, Irish Mafia Brewing Company, **Revised Site Plan Review for outdoor area.** Lands located on 2971 Whalen Road Bloomfield, NY 14469 tax map # 81.00-1-33.100

Mansfield explained that the original plan was to have fencing around the perimeter of the paved area, he would like to remove that from the plan at this time for financial reasons, however there will be boulders and plantings along the driveway side to prevent traffic from entering the area. There will still be a fenced in area with a four-foot opening surrounding the new concrete seating area leading out to the paved area that will be used for entertainment.

Planning Board Decision:

Smith made a motion and Rogers seconded the motion to approve the revision to SPL3-17 Site Plan, removing the fencing from the perimeter of the paved area. Lands located on 2971 Whalen Road Bloomfield, NY 14469 tax map # 81.00-1-33.100 owned by Mark Mansfield.

Whereas:

1. The area will be closed to traffic by boulders and plantings

Record of Vote:

Bennett Aye Pellett Aye Smith Aye Rogers Aye Overmoyer Aye Fink Aye

Bennett opened the public hearing and waived the reading of the hearing as there was no public in attendance.

II. 7:45 pm TSP3-17 Owner, Doug Turnbull **Special Use Permit Review, private airstrip** Lands located at 6706 Half Mile Drive tax map # 81.00-1-9.100

Rayburn informed the Board that she is waiting for the FAA to send an airport airspace analysis determination when she receives it the Board will need to make a resolution to formally request the DOT for their determination before the special use can be reviewed.

Planning Board Decision:

Bennett made a motion and Smith seconded the motion to table the review of TSP3-17 Owner, Doug Turnbull **Special Use Permit Review, private airstrip** Lands located at 6706 Half Mile Drive tax map # 81.00-1-9.100

Whereas:

1. The Board is waiting for the proper documents before than can continue.

Record of Vote:

Bennett Aye Pellett Aye Smith Aye Rogers Aye Overmoyer Aye Fink Aye

III. 8:00 pm Concept plan review Special Use Permit Large Scale Solar Project, Lands located at 1940 Bennett Rd, Labella, Jared Tantella jaredtantella@labellapc.com

Jared stated that he is a Civil Engineer for Labella and is an agent for Abundant Solar out of Toronto Canada, Labella will act as agent for the property owner and for Abundant during the process. Tantella stated that a subdivision would be required to remove the existing home as Abundant would purchase the property the solar project would be on, they would like to pursue the SUP first as the sale of the property will be contingent on the approval of the SUP.

Bennett stated that the property currently in in violation of two (2) Town codes and they would need to be cleared up before the SUP can be reviewed per Town code. There is a trailer on the property that was occupied by the farm workers when the property was operating as a fur farm that should have been removed years ago. It is stated in the TV14 Area Variance that the trailer would be removed when John Wales no longer lives there. Also, there are multiple unregistered/unlicensed vehicles on the property.

Tantella stated that the project will be privately funded and that they will pump the electric back into the grid, there will be an opportunity for two hundred (200) to four hundred (400) homes in the load zone to get a ten (10) percent discount on their RG&E bill if they choose to purchase their energy from Abundant. The system life span is twenty-five (25) years at eight (80) percent efficiency, at that time they can choose to keep the arrays working, exchange them for new technology or decommission the site. A bond may be required for the demolishing plan and Abundant is aware of this. The demolishing plan is a two (2) step process, the first step is the removal of the arrays, the poles, the fencing, the transformer and gravel for the driveway. The second step is to replant some trees if necessary. The transformer and switch gear pad will be the only concrete pads on the property which is located near the entrance. Bennett asked if they would be looking for a pilot program or tax reliefs as the County opted out of supporting them at the County level, and the Town Board up to this point has done the same. Tantella stated they were aware of this.

Tantella stated that the area to be fenced in will be 12.6 acres with only 3.3 acres of arrays which does not count the empty space in between the arrays. The portion of property they are looking to purchase will be 18.8 acres in total. A brief discussion was held on wetlands, Where Bennett stated that this year is not the best year to judge areas that would be considered wetlands due to the amount of rain we have received. Jared stated that the Army Corp of Engineers will also do a study to determine what if any is considered wetlands.

Bennett stated that one of the concerns the Board has is the buffering, the north side of the property being the area of main concern. Jared stated that there will be a six (6) foot fence surrounding the property with or without barb wire on the top of it, Bennett stated he does not like the looks of the barb wire he has seen on other projects. Tantella also stated that there would be eight (8) foot tall evergreens planted in staggered rows for buffering. The Board was pleased to hear this. Tantella informed the Board that Abundant would put together a packet and visit the neighbors to discuss their view shed with them before submitting the application.

A discussion was held on the number of panels, Tantella stated that there will be 6,000 small panels on 325 tables. Tantella stated there will be very little site work needed. The only gravel that will be used is for the entrance, there will be one (1) to two (2) feet of offsite fill needed on one of the driveways as there is an elevation issue. Bennett asked how long it would take to get the post set, Tantella stated that to drive 1600 piles it will take a couple of weeks. The buffering and fencing is the last thing to be erected on the site. Bennett asked if construction would be during normal business hours, Tantella stated it would. Bennett asked where the substation is located, and how many applications were in the que at RG& E. Tantella did not know but will find out and get back to the Board. The Board thanked Tantella for coming in.

IV. Discussion:

Rayburn informed the Board that a lot line adjustment has been applied for and will be reviewed at the next meeting.

V. Minutes of July 20, 2017

The Board voted to table the minutes of July 20, 2017 as Bennett was the only board member that received the minutes. All board members present voted Aye, Vote was carried unanimously.

VII. Meeting Adjourned

Bennett made a motion and Fink 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