

**Planning Board Minutes
September 1, 2016**

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

Absent: Fran Overmoyer

Others Present: Andy Hall (CEO), Kim Rayburn (Secretary), Michael Wagner (Owner)

**Bennett opened the meeting at 7:30 pm and made a motion that the reading of the Public Notice be waived
Compton seconded the motion, All Board members present voted Aye, Motion carried unanimously.**

**Compton made a motion and Fink seconded the motion to close the Public Hearing,
All Board members present voted Aye, Motion carried unanimously.**

I. Owner, Michael Wagner Review of Site Plan for expansion of mini storage into front existing structure located at 6996 Rts 5&20. Tax map #'s 80.00-1-42.111.

Bennett stated that Wagner has provided the Board with the documentation requested on the lighting, doors and gravel pad. He asked Wagner if the lighting provided was different than what is on his newest storage building, Wagner stated that it is, the newest storage building has solar powered LED wall packs for lighting, and the lighting on the front building will be electric, motion censored, dawn to dusk, halogens that are dark sky compliant.

Bennett asked the Board for any further questions, there were none. Wagner asked about window signage as there will be a window that he wants to put an insulated panel in and have it double as a sign, he and Hall will get together on this.

Planning Board Decision:

Compton made a motion and Rogers seconded the motion to approve the Final Site Plan review for the expansion of mini storage into front existing structure located at 6996 Rts 5&20. Tax map #'s 80.00-1-42.111.

Whereas:

1. the lighting specs and design, door specs and design of the two overhead doors, and the dimensions of the gravel pad were provided as requested.

Record of Vote:

Brad Bennett	Aye
Julie Pellett	Aye
Karl W. Smith	Aye
Dan Compton	Aye
Matt Rogers	Aye
Fred Fink	Aye

All Board members present voted Aye, Vote carried unanimously.

II. Discussion

Compton informed the Board of his findings at the training workshop regarding Solar. He stated that they provided him with a model Solar Energy Law that he feels the Board should take a look at, sixteen towns agreed upon this model so they were very proud of it. They also provided him with a draft Resolution that could have been used when asking the Town Board if they would like to go forward with Solar Regulations that may be of use in the future. Compton stated that they covered a lot of material, they were not concerned about building mounted solar as much as they were with ground mounted large scale arrays that were solely used for energy that will be sold and not used onsite. That is how they determined if a system requires a permit or Special Use Permit not by size or how much energy it produces just where the energy gets used. As technology will change and size will not matter as much, and may cause your regulations to be useless.

They also suggested declaring the ground mounted arrays as accessory structures as we have already done. Compton stated that Towns are eligible for some funding if you become part of the NYS Unified Solar Permit Process, Hall stated that we have reviewed that in the beginning of this process and choose not to use that as our permitting process. Bennett asked if they discussed the districts they are allowed in, Compton stated that they are leaving that up to the individual Towns. Compton stated he thought that we are ahead of the curve on our regulations compared to these guys but would still want the Board to look at it in case there is something in it we would like to use. Bennett did notice they are only allowing side or rear placement of the arrays no front yards unless it was building mounted. Compton stated they did say that NYS would not allow unreasonable regulations that are too restrictive.

Compton also stated that he saw on the internet there is a Company that is close to adopting technology that will coat existing windows with a coating that is supposed to be fifty (50) times more efficient than the existing solar cells, the technology is moving fast. Hall stated that they have cars with it in the windshield.

The Board will review the model law and discuss the next time the Board meets.

III. Minutes of August 18, 2016

Bennett made a motion and Compton seconded the motion to approve the minutes of August 4, 2016

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

VII. Meeting Adjourned

Smith made a motion and Pellett seconded the motion to close the meeting @ 8:00 pm.

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

Respectfully submitted,

Kimberly Rayburn
Planning & Zoning Board Secretary