



Planning Board Meeting

Minutes

Wednesday, November 15, 2023 at 6:00 pm

Attendees: Chairman Albert Johnson, Jeffrey Allen, Stanley Manning,
Linda Baird, Secretary Michelle Seeley

Guests

Lyle and Jacqueline Koperczack, Mr. & Mrs. Coots, Mollie Messenger, Charles Malcomb, Walter Garigliano, Jack Cook, Chelsea Robertson, Brian Toy, Dave Adams, Ron Morse, Chris Baird, Jeffrey Horton

1. Pledge/ Call to Order/ Roll Call
2. Prior Minutes

Minutes:

A motion to approve the prior minutes was made by Linda Baird and seconded by Stanley Manning. Adopted by vote

Vote results:

Ayes: 5 / Nays: 0

3. New Business

- a. SP 2023-13 Campbell Fire District 1 Equip Building

Minutes:

Chairman Johnson called the Public Hearing for SP 2023-13 of the Campbell Fire District open at 6:03 PM. Dave Adams the engineer for the proposed 6 bay truck garage spoke on behalf of the project. The proposed building would be a 5,300 square foot, 6 drive through bays, with a detention area, new septic system, and a oil separator. There will be renovations and additions to the existing building, to include a radio room and a turn out room, a fire separation will be added between the new garage and the Fire Hall. Mr. Adams presented drawings to the Board, however not to the public. Dave Adams requested the Planning Board to take Lead agency. The Planning Board declared lead agency. Jim Coots asked if the new addition would be attached to the existing building. Mr. Adams stated that there would be a shared wall. Chairman Johnson declared the Public Hearing closed at 6:15 PM. The Planning Board then went through SEQR, finding a negative declaration. A motion by Jeffrey Allen seconded by Stanley Manning to approve the SP-2023-13 was adopted by vote- Linda Baird recused-

Vote results:

Ayes: 4 / Nays: 0

b. SP 2023-15 2.5 MW Comm Solar Development

Minutes:

Chairman Allen called the Public Hearing for application 2023-15 to order at 6:31 PM. The engineer for the project Walter Garigliano described the plan for a 2.5 MW Community Solar Development at the Meads Creek location. Steuben County Planning and Development representatives Brian Toy, Chelsea Robertson, and Jack Cook presented questions pertaining to the proposed project and suggested that the Board find the application incomplete based on their findings as listed:

4480 Meads Creek Road – NY Campbell 1 LLC • More details about the trees that will be removed, why? o More details about tree replacing • On the site plan it seems that some of the panels are overlaying with wetlands and their native species on C-500 o Are these state wetlands? Federal? o What is being done to this area? o What measures are being taken to minimize disturbances to wetlands and native species? o Class C stream fairly close to the array • Site plan is missing acreage of site and proposed building area • Site plan is missing setbacks • Site plan gives no reference to parking or truck loading areas • Site plan also gives no reference to any lighting or signage • Contour intervals not given on site plan • The parcel does contain prime farmland and farmland of statewide importance o Show soil overlay with prime farmland and farmland with statewide importance • Will utility line be undergrounded? • Need soil sampling • Application states that uniform arrays are 10ft tall and non-array are 16ft, town has a height limit of 15ft height, this violates o Are any structures being built? If so, what? • Need drainage plan and SWPPP timeline • Is this house on the lot currently or will be vacant? If not, what measures are being taken to maximize their health, safety, and welfare. o Concerned that there is no buffer between driveway/house and the proposed gravel entrance and array o Are the shrubs along the proposed building area enough to hide the panels from the house's perspective? o Are the evergreen trees sufficient enough to hide panels from road perspective? • Confusion about fencing o Is the 8ft fence on C-600 the same as the Silk fence mentioned in C-201 and C-601? If not where is the 8ft fence going? Not mentioned on site plan.

A motion to declare the Planning Board Lead Agency was made by Stanley Manning and seconded by Denice Thompson was adopted by vote Jeffrey Allen absent- Linda Baird abstained

This application was declared incomplete and the company Delaware River Solar will need to finish the application and answer the questions above to proceed. A work session will be set up between the Southern Tier Central Regional Planning & Development Board Southern Tier Central Regional Planning & Development Board representatives, members of the Planning Board, and the Board Secretary to address the concerns.

Vote results:

Ayes: 3 / Nays: 0

c. SP 2023-14 5 MW Comm Solar Development

Minutes:

at 7: 43 Chairman Albert Johnson declared the public hearing open for the 5 MW community solar project application 2023-14 open. A motion to be the Lead Agency for this

application was made by Denise Thompson and seconded by Stanley Manning adopted by vote, Jeffrey Allen absent Linda Baird Abstained. Steuben County Planning and Development representatives Brian Toy, Chelsea Robertson, and Jack Cook presented questions pertaining to the proposed project and suggested that the Board find the application incomplete based on their findings as listed:

Wixon Road – Delaware River Solar Items missing from reading the SEQR: • No SWPPP has been completed yet, we at least need a drainage plan. And to know their timeline with the SWPPP. • Missing Floodplain development permit • Inconsistency when talking about fencing in the application. What are they proposing? • Inconsistency with height.

Requirement is 15'. 16' was mentioned in some areas. • No map showing setback measurements • Understand that the 239m will take a full 30 days, so cannot be submitted until application is deemed complete. • Need map of Wetlands and delineation and how they plan on dealing with them what permits they need from DEC and where they are at in that process. • Map of soils, they can use the county website. We want to see prime agricultural soils and soils of state wide significance, overlaid with the parcel area AND their proposed project area. • Map showing the mentioned gas and oil wells. • There is mention of a construction road that may not be discontinued...more description of this and map this on the site plan. • Description in the narrative of how and when they will be implementing the Recommendations from PWGC (soil sampling and clean-up of vehicles on land). • In the site restoration narrative / decommission plan is there plans for landscaping and seeding. I understand equipment will be removed but how will the land be restored?

Items that are missing according to the Town's Site Plan Review law and/or renewable energy law (maybe repetitive from above): • How many trees will be removed, where will the new ones be planted? • Signage plan? • Soil sampling? • SWPPP – storm drainage, what's the plan? Need some sort of drainage plan. • Plan needs to show utilities and easements. • Landscaping plan. • Lighting Plan. • Visual Assessment – submitted paperwork said that the board can let Delaware River Solar know where we want the visual assessments to be taken from. (Discuss at planning board). • Drawings showing setbacks. • Paperwork mentioned a variance, need to apply for one and show on drawings where. • Fencing in formation and plan? • Map of prime farmland and farmland of statewide importance. • Need much more information on fire suppression, training of fire departments and plans for shut off and safety. This section is very light and much more detail needs to be provided.

This application was declared incomplete and the company Delaware River Solar will need to finish the application and answer the questions above to proceed. A work session will be set up between the Southern Tier Central Regional Planning & Development Board Southern Tier Central Regional Planning & Development Board representatives, members of the Planning Board, and the Board Secretary to address the concerns.

Vote results:

Ayes: 3 / Nays: 0

4. Old Business

5. Other Business before the Board

Minutes:

The Board took the time to thank Stanley Manning for his years of service as this will be his final meeting.

6. Announcements

7. Adjournment

Minutes:

A motion to close the meeting at 8:40 Pm was made by Linda Baird and seconded by Denice Thompson, Adopted by Vote

Vote results:

Ayes: 4 / Nays: 0

| Minutes published on 01/17/2024, adopted on 01/17/2024