

TOWN OF VIRGIL PLANNING BOARD
Minutes of Regular Meeting - Monday, 24 July 2017 – 7 PM
Town Hall – 1176 Church Street – Virgil, NY 13045

Board Members (*absent)

Jeffrey Breed, Chairman
*Gary Wood
Carole Lathrop
Ann Howe
*Mark Baranello
Dale Taylor, Alternate

Others Present

Craig Umbehauer, Town CEO
Joan Fitch, Board Secretary
Patrick Snyder, Town Attorney

Applicants & Public Present

Donna Lynch, Applicant; Bharath Srinivasan of Distributed Sun/SUN8, for George & Donna Lynch, Applicants.

REGULAR MEETING

The Regular Meeting of the Town of Virgil Planning Board was called to order by Chairman Jeffrey Breed at 7 p.m.

OLD BUSINESS

George & Donna Lynch, Applicants/Reputed Owners – 2864 & 2984 Page Green Road – TM #s 107.00-02-03.000 & 106.00-04-06.000 – Lot Line Adjustment, Site Plan Review, Aquifer Protection District Special Permit for Proposed Solar Photovoltaic Facilities

Chairman Breed recognized Bharath Srinivasan, representing the applicants who wish to have Distributed Sun, LLC (hereinafter referred to as SUN8), develop, construct, and operate two solar photovoltaic facilities on the subject parcels, all as described in the numerous documents which were provided to each Board member. They are seeking SEQRA determination and Site Plan approval for this project. (Reference is made to the 22 May 2017 Minutes of this Board for further details wherein a Sketch Plan Conference was held.)

Mr. Srinivasan gave a detailed background of SUN8, followed by a description of the proposed facility. They plan to place one solar array on each of the Lynch's parcels, totaling 23± acres, and will be working with National Grid. The arrays will be enclosed with chain-link fencing with barbed wire on top. They will also be constructing a 15 ft. by 20 ft. pad. He described the installation of the foundations for the panels. The property will be leased from the owners for a period of 35 years which can be extended, the host can take it over, or it can be decommissioned. Some tall vegetation will be removed and replaced with shorter trees. Installation of the facility should take about six months, he stated. No drainage patterns will be changed.

The applicants are also seeking a Lot Line Adjustment as the northern parcel's proposed array requires more acreage than the array proposed for the southernmost parcel, as shown on Sheets C-102 and 106 of the submitted Site Plans.

Member Ann Howe asked about the landscaping, and Mr. Srinivasan responded that they use a landscaping company in Ithaca; buffer zones have been indicated on the Site Plan. In response to Member Howe's comment, Mr. Srinivasan stated that his company would be glad to specify that the plantings would be at ten-foot intervals. Member Howe then asked about decommissioning, and he displayed an example of a decommissioning that had been performed. When asked by Chairman Breed what happens if the property is sold, Mr. Srinivasan answered that the lease goes with the property. The Board then reviewed the Special Permit requirements with him.

At the conclusion of a very lengthy discussion, a motion was made by Alternate Member Dale Taylor to approve the Site Plan and Lot Line Adjustment for the proposed Solar Photovoltaic Facilities, as requested, with a recommendation made to the Town Board that they issue an Aquifer Protection District Permit and a Special Permit for same. The motion was seconded by Member Howe, with the vote recorded as follows:

Ayes:	Chair Breed	Nays:	None
	Member Lathrop		
	Member Howe	Absent:	Member Wood
	Alternate Member Taylor		Member Baranello

Motion carried.

This becomes Action #17 of 2017.

Board Members then discussed holding a Public Hearing. It was noted that there had been two public hearings held to date with no responses; one letter has been received not in favor of the project. With no further discussion, the Board Members agreed that another public hearing was not necessary.

NEW BUSINESS - NONE

APPROVAL OF MINUTES – 24 APRIL 2017

A motion was made by Member Carole Lathrop to approve the (T) Virgil Planning Board Minutes of 24 April 2017, as submitted. The motion was seconded by Member Howe, with the vote recorded as follows:

Ayes:	Chair Breed	Nays:	None
	Member Lathrop		
	Member Howe	Absent:	Member Wood
	Alternate Member Taylor		Member Baranello

Motion carried.

This becomes Action #18 of 2017.

ADJOURNMENT

At 8:05 p.m., a motion was made by Alternate Member Taylor, seconded by Member Lathrop, to adjourn the meeting. All Board members present voted in the affirmative.



 Joan E. Fitch
 Planning Board Secretary

Emailed to Town Supv., Clerk, Atty., CEO, PB
Members & Co. Planning on 8/28/17.