

TOWN OF VIRGIL PLANNING BOARD
Minutes of Regular Meeting - Monday, 22 May 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; Dan Walker of LaBella Associates, and Chet Feldman of Distributed Sun/SUN8, for George & Donna Lynch, Applicants; Town Supervisor John Kaminski; Town Deputy Supervisor Jereme Stiles.

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 - NONE

NEW BUSINESS

George & Donna Lynch, Applicants/Reputed Owners – 2864 & 2984 Page Green Road – TM #s 107.00-02-03.000 & 106.00-04-06.000 – Preliminary Review/Sketch Plan Conference for Proposed Solar Photovoltaic Facilities

Chairman Breed acknowledged Chet Feldman and Dan Walker, 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.

Chairman Breed advised those present that the Virgil Town Board was currently in the process of updating their Solar Law for zoning purposes which should be completed within the following weeks. The Town Board will next meet on June 8th.

Town CEO Craig Umbehauer advised the representatives that he would like them to present what they want along with a narrative of what they would like to do, and have the Planning Board ask any questions. Mr. Feldman spoke about what is being proposed and gave the background of his company, Distributed Sun, LLC. They will also be seeking a Lot Line Adjustment in order to layout the solar panels as designed. He showed a video of a solar array they have done in the Town of Dryden. He also explained how these facilities are constructed, and their various sizes. 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. Road access to the proposed parcels is good, he advised. The project will take approximately four months to construct, will be monitored remotely, and have quarterly inspections.

Member Ann Howe asked how the vegetation (grasses, etc.) are maintained, and Mr. Feldman stated that sheep were utilized to “mow” the grass; there will not be much disturbance of the site—no emissions, no noise, no hazardous waste. Panels will be installed at “sheep height.” It is also noted that a Stormwater Pollution Prevention Plan for the site was submitted by LaBella Associates, PC, dated May 2017.

Member Baranello asked what would happen if the “grid goes out,” and Mr. Feldman responded that everything would shut down and disconnect from the grid. Decommissioning was discussed and a second video was shown.

All Town residents will be eligible to take advantage of cheaper electric rates through National Grid. Technical questions were asked and answered. The property will be leased from the owners for 25 years, plus two five-year extensions.

The Board discussed the SEQRA Review; the Town Board will most likely be Lead Agency. Town Attorney Snyder explained involved agencies, and advised about public hearing(s). Mr. Walker commented that they will comply with the new solar amendment to the Town Code. Chronology of the approval process was discussed.

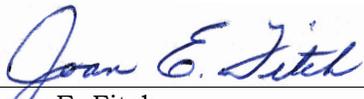
No Action Taken.

OTHER BUSINESS

- CEO Umbehauer handed out a copy of Attorney Donald Armstrong’s 9 May 2017 letter (Certified/Return Receipt) to Town Clerk VanDonsel advising the Town that his office is representing the Blodgett Mills Sportmen’s Club with regard to its application to the NYS Liquor Authority for a club liquor license. A copy of their application was attached to the letter. CEO Umbehauer advised the Board that this was being provided to them “just for information purposes only.”

ADJOURNMENT

At 8:15 p.m., a motion was made by Member Baranello, 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 6/20/17.