

Old Business

Big Sky Realty, LLC, 261-271 Upper North Road, 87.8-1-2.100, in LI zone.

The applicant is proposing to add a 7,750 square foot addition to an existing 18,500 square foot light industrial building located on the westerly side of North Road. The additional square footage will be used for product warehousing for an existing packaging and fulfillment business. No additional employees are proposed, no new signage is proposed, and no additional daily traffic trips will be generated. Deliveries to the site will be decreased as more warehouse space will be available and pick up trips are anticipated to remain the same. The site is currently serviced with municipal water, and individual septic system, and gas service.

ZBA Area Variance Pending

A **Motion** to set the public hearing for October 26, 2017 was made by Larry Hammond, seconded by Peter Brooks. All ayes.

Extended Public Hearings

Windgate Solar LLC Solar Farm, 3809-3813 Route 9W, 95.4-1-31.100, in R1 zone.

Construct 2MW solar farm on 20 acres off Perkinsville Road.

The public hearing was opened August 24, 2017.

Andy Learn, Town Engineer, briefly discussed his comments dated 09/21/17. He said he was looking for comments from the fire chief on the layout and emergency action plan. Additionally he would like to see more calculations concerning the SWPPP (stormwater pollution plan) and notes on the plan regarding the decommissioning easement. Details for the new access driveway off of Route 9W and the proposed landscaping should be added to the plan set. The landscaping plan should be revised to ensure existing trees around the perimeter of the site are preserved and information on the privacy slats for the proposed perimeter fence need to be submitted. Hours of construction should be added to as a note to the proposed plans. There was discussion on burying the overhead lines. The Planning Board is requesting them to be buried because of the visual impact it would have to the neighboring properties. There was further discussion of more sufficient buffers between the solar farm and bordering parcels.

The Board made plans to have a site visit right before the next workshop meeting at 4:30pm on October 19, 2017.

Pizzuto inquired what the cost benefit of the solar farm would be to the Town.

Barton it is beyond the scope of the Board to review that however, he said, there is a benefit to homeowners who would like to opt into solar power.

Ann Waling, Cypress Creek, Renewables said those people would receive a 10-15% reduction of cost of their power from the solar farm as well as a payment of taxes that the solar farm would make to the community in the form of a pilot program. It would be a negotiated payment done on a megawatt basis. A typical payment would be approximately \$4000.00-\$7000.00 dollars per year and probably about \$250,000.00 over the life of the project.

There was a discussion about moving the site of the solar farm to the more commercial side of the property which would be closer to Route 9W.

Waling explained that the landowner only wants to lease a specific piece of the parcel and is additionally not willing to explore any other options.

Plavchak said it is the goal of the Planning Board to buffer the property so it does not cause a viewshed issue.

There was a conversation between residents and the Board of how the solar farm would affect the market value of the neighboring homes.

Plavchak said he believed that there is no statistical data to support whether it would increase or decrease the property values because of how fairly new solar farms are.

Hansut interjected that he did not want anyone to think that just because the Town is talking about a pilot program for the solar farm that it is in any way approved. He explained the logistics of a pilot program.

Anzivina asked if it was possible for the assessor's office to conduct a study on the potential impact of property values based on the proximity to the site as part of the evaluation on whether to approve the project or not.

Hansut replied yes, she could do the assessed value and what it could be with the proposed improvements.

Peter Brooks thought there would not be much evidence at this point of the impact on property values of any properties adjacent to solar farms because the farms are relatively new.

Plavchak said they adopted a solar law, as many towns have, after setting a moratorium first, then eventually modeling one after the New York State Solar Law.

Di Lorenzo said it is the Town Law of the State of New York 261-263 which is the municipal code that the Planning Board is following as far as the solar law is concerned. This Zoning for Solar Energy Law is adopted pursuant to sections 261-263 of the N.Y. Town Law and N.Y Municipal Home Rule Law.

A **Motion** to extend the public hearing was made by Carl DiLorenzo, seconded by William Ogden. All ayes.

Minutes to Approve

A **Motion** to accept the minutes from the May 18, 2017 Planning Board Workshop was made by William Ogden, seconded by Peter Brooks. All ayes.

A **Motion** to accept the minutes from the May 25, 2017 Planning Board meeting was made by Nicki Anzivina, seconded by William Ogden. All ayes.

A **Motion** to adjourn was made by Larry Hammond, seconded by William Ogden. All ayes. 8:51pm