

Town of Fenner Planning Board Minutes

04/17/19

Members present: Donna Griffin, Andre Schokker, Pete Snyder, Monica Cody and Judy Carmon

Donna called the meeting to order at 7:30 PM. She read the 09/19/18 minutes. Pete made a motion to accept, Andre seconded. Approved.

Preliminary for a Solar Farm. Donna recused herself because they will have land involved with this proposed project. Cypress Creek Renewables was at the meeting to make a presentation for a project that they are calling the Oxbow Hill Solar project. It will be a 140 megawatt that they would like put around the windmills. Marissa Scavo gave a brief presentation on the what and the why of this project. Ken Diamond from Sedgewick Energy said the project would encompass 1000 acres and would be a 25 year contract with 5 year renewals after that for a 40 year time frame. They will not be in much wetland, it will mostly be hay and corn ground and about 50 acres of woods that will be clear cut. The project will run in a horseshow shape from about Tower 19 and 20 towards Rouse Rd and then back around by the Fenner windmill building. Each area would need to be fenced.

There needs to be a NY article 10 process that will have a variety of members on it and it normally takes a couple of years to get through everything and seek approvals. There will be public hearings, environmental impact studies and much more. The article 10 process will negate a Special Use Permit but not Zoning approval. Most of the proposed property is already in the "C" zone but there are a few that will need to be determined. There will be no additional infrastructure costs. There will be a PILOT agreement payment program set up.

There will be temporary construction jobs created and there will be about 12 full time jobs created with this project.

The solar panels used will be both fixed tilt that are 10' high and no taller than 12' and a single axis tracker that is 8' at the highest. The fence surrounding would be 6-7' tall. The structure that holds the panels will be pile driven into the ground below the frost level and they will be put on south facing slopes. A separate control house will be built and may be near the Enel building at the free center. They offer a community benefit agreement and details will be worked out later. This is a compliment to the PILOT Agreement.

The floor was opened up for public comment:

Deanna Bennett asked if there was a map that could be reviewed so that they could understand the scope of the project. She also wondered if agreements had already been signed with landowners and what happened if the project does not go through to them. She had a lot of questions about the days of sun vs not and was told that would be part of the study. She asked about the fencing and expressed concern that if the animals are being pushed out of 1000 acres of property that that would surely affect her parents farm as well as other farmers in the area as the animal have to eat somewhere. She ask about decommissioning at the end of the lease and who would be responsible and that will be discussed at a later date.

A question was asked if the land was sold would the agreement follow along and the answer was yes the new landowner would have to continue with the lease.

There was a discussion on the transmission lines and they were told they would be under the ground for the most part with a few poles at road crossings.

There was discussion about what happens if a panel is damaged and we were told it would be monitored and shut down if necessary.

A typical setback is 100' from residential properties but setbacks can be on a case by case basis. There will be a lot of public forums and hearings to get this pinned down.

David Herman wondered how far the solar will from the windmills and if the cables would be affected. The panels are poly silicon based with the circuitry run through them. Exposure will not cause any pollution issues.

There will be a noise study and waste water study done as well.

Peter closed the public portion and thanked Cypress for the presentation.

Donna made a motion to close the meeting. Andre seconded. Approved.

Submitted

Judy Carmon