September 20, 2016 Planning Board Meeting Minutes

Minutes of the Planning Board Meeting held by the Town of LaFayette Planning Board on September 20, 2016, in the Meeting Room of the LaFayette Commons Office Building at 2577 Route 11 in the Town of LaFayette at 7:00 PM.

Present: Brad Bush, Acting Chair

 Shawn Adam, Member

 Barb Lasky, Member

Rick Markoff, Member

Absent: Jim Nakas Chairman

Secretary: Jackie Bush Roorda

Attorney: John Langey

Others present: Ralph Lamson, Bldg. & Code Enforcer

 Dan Compitello & John Reagan, Cypress Creek Renewables

Acting Chairman Bush opened the Meeting at 7:00 p.m. and welcomed everyone. He then asked if anyone had any comments regarding the minutes of the August 16th, 2016 meeting minutes. None were voiced.

**Member Markoff moved and Adams seconded the motion to accept the minutes of the August 16th, 2016 Planning Board Meeting as submitted by Planning Board Secretary, Jackie Bush Roorda. Motion carried 4 – 0.**

Case 1) Informational Meeting – Application for a Controlled Site Use Application and presentation by John Reagan and Dan Compitello of Cypress Creek Renewables for Carley Farm Solar, LLC Solar Energy System as a Utility Station at 3660 Apulia Road, Jamesville, NY 13078, east side, ¼ mile north of Palladino Road in a Ag/Res Zoning.

Acting Chair asked the Representatives of Cypress Creek Renewables to introduce themselves and go ahead with their presentation. They advised that they are just breaking into New York State and looking for suitable locations for their up to 2 megawatts projects and explained that for every 2 megawatts the development requires 20 acres of land. They are seeking dry, flat land with good sun exposure close to electrical grid connections. Solar panels are 3.5’ deep by 5’long and are installed at a height of 12’ sitting on sunken posts. The proposed full build-out would include up to 8,000 to 9,000 panels, 20’ between the rows; a 15’ x 40’ concrete pad to house the transformer & inverter, a 6 ‘ chain link perimeter fence with potential barbed wire around the top. They also advised that routinely plants are placed around the fence to screen from neighboring properties. They showed maps of the approximately 80 acres of land on Apulia Road showing of their desired intentions with regard to Carley Farm Solar, LLC. The project would be monitored remotely from Santa Monica. It was noted that there are wetlands and also a stream on the property. They also advised that this is preliminary

Discussions included Potential tax exemptions; possible subdivision; decommissioning plan with the potential for a bond; construction traffic & approximate 2 months to complete the first stage of the project; routine inspections to check that panels are operating efficiently; master shut off switch and meeting with local fire department; occasionally replacing panels; updated survey with topo lines; prior to any Public Hearing, notification to adjacent towns; SEQR; Full EAF to be prepared by applicant; C & S Engineers to provide escrow amount for engineering; a completed Ag Data statement; photo simulations/visual impacts and viewpoints around the project; tax exemption preferences and plan for decommissioning and restoring the property to the original condition and the project being inconsistent with surrounding properties.

The end discussion was that the applicants were going to do some more investigation and gather the items discussed and when and if they want to continue to pursue this project they will contact Planning Secretary Jackie Roorda to get on the agenda.

Acting Chair Brad Bush thanked Mr. Reagan and Compitello for their presentation.

**Member Shawn Adam moved and Markoff seconded the motion to adjourn the meeting. Motion carried 4 – 0.**

**Acting Chairman Bush adjourned the Meeting of the LaFayette Planning Board at 7:57 pm.**

Respectfully Submitted,

Jacqueline Roorda, Town Clerk

Planning Board Secretary