

Regular Meeting of the Great Valley Planning Board
March 13, 2019
(no December, January, or February meetings)

Present: Chris Schena (chairperson)
Amy DeTine
Al Puszcz
Jeff Ramsten
Don Roll
Steve Ward

Others: Dan Brown
Becky Kruszynski
Rich Rinko
Aaron Tiller
Clarence Bickell
Tim Halloran
Eileen Hostuttler
Scott Kilby
Joseph Mendelsohn and Gary (Omni Navitas)

The Planning Board meeting was opened by Chris at 7:00 PM with the Pledge of Allegiance.

A motion to accept the minutes of the November 14, 2018 meeting as submitted was made by Steve with a 2nd by Amy. All in favor.

Scott Kilby is looking to replace an existing modular home at 4891 Rt. 219 – tax map no. 65.003-1-6.1. This parcel is 5.45A and has 2 dwellings. He wants to do a subdivision on the property but the proposed site for the modular is only .85A. There is a 30' ROW to get to the house on the back of the property. The garage which is 30' off the boundary of the proposed site for the modular belongs to the house in the back so he wants to exclude that. Scott asked how much of the ROW he could take and was told the minimum is 24' so he can use 6' of it. He is going to look into it further and Aaron told him that a substandard lot can't be created by variance nor can a landlocked lot be created. He can put a new modular on the lot now but couldn't sell in the future if it is less than 1A.

Eileen Hostuttler wants to subdivide 2A from tax map no. 65.001-2-28.1 which is located at 5184 Rt. 219. The parcel is 9.77A. Amy recused herself from this vote. This parcel is zoned RR. Both parcels would have road frontage. A motion to determine a minor subdivision was made by Don with a 2nd by Jeff. Chris, Al, Jeff, Don and Steve were in favor. Amy abstained. A motion to accept the SEQR of a negative declaration was made by Jeff with a 2nd by Don. Chris, Al, Jeff, Don and Steve were in favor. Amy abstained. A motion to approve the minor subdivision was made by Don with a 2nd by Jeff. Chris, Al, Jeff, Don and Steve were in favor. Amy abstained. Chris will do Notice of Decision and send copies to both Eileen Hostuttler and Karen Ploetz.

A minor subdivision was approved for Rick Damico for tax map no. 56.003-2-36.2 on November 11, 2015. Mr. Damico wants to extend the Notice of Decision. A motion to approve this extension

with the two existing conditions was made by Jeff with a 2nd by Don. All in favor. Dan stated that 911 numbers have been granted for Eagle Rd.

Joseph Mendelsohn from Omni Navitas talked about two solar projects they would like to do in Great Valley. Currently solar is prohibited in the town. There is no utility application yet – just conversation with the board. The proposed sites are on Humphrey Rd. and Martin Rd. and are approximately 20A each with each mega watt taking 5A. Dan informed them that the Rt. 219 exchange plans go thru the Humphrey Rd. location and it was the location of the old town dump. The DEC has been doing water testing there and there could be an issue because of proximity to wells. The Humphrey Rd. site is behind the town hall and is not very visible. It would be accessed either by an easement from the property owner or on Rt. 219 thru Gernatts. It is steep but Joe said the panels can ride up with the elevation and they are minimally invasive to top soils. The panels will not reach above 8' and will be screened and fenced. The Martin Rd. site is more visible.

There would be a 25 year lease and at the end of the lease it would either be renewed or decommissioned. When setting up, money is put into escrow for decommissioning. Aaron asked if they are looking to do both or select one of the two and Joe said they would want to do both. These are the only two sites in Great Valley because of the proximity to the one main 3 phase feeder wire in the town. Both projects are community solar meaning that local people would be signed up first. Sign ups are not needed first but they are preferred. There would be a savings of 5% to 10% off the electricity portion of the electric bill with the price being locked in for the amount of time that is signed up for. There is a 3rd party out of Syracuse that would do the customer management. With both projects all of Great Valley could be serviced and sell to the grid. Power is shipped local first and could be sold anywhere in National Grid territory. Only residential and small commercial could benefit – the school could not be included.

Steve asked if there was any input from the town for locations. Joe said no but you have to have parcels of at least 20A with proximity to 3 phase. His company has done work in Massachusetts and New York – this is the first in Western NY. Amy thought the setbacks were too close to the property owners and was told that could be changed. Amy also asked if they would do some town hall meetings and Joe said they want to work with the town and do what the town wants. She is also concerned about the visibility of the panels. Amy asked about noise and was told that it is very quiet and they are monitored online. The construction period is 3 months. When asked about the weather Joe said snow doesn't hurt the panels and it doesn't stay on for very long. Dan said he spoke with the county about the assessing and was told that they are not sure yet how to handle the assessment. Joe said he would look into it and that NYSERDA has a booklet that could possibly answer some questions. There would be a PILOT. Also, NYSERDA has a rebate for solar construction.

The town has to decide if they want to move forward with solar power. Aaron said that solar law would have to be developed and there would have to be approval from county planning. NYSERDA can be used as a template for setbacks and screenings. Chris said they would have to create a solar overlay around 3 phase availability. Joe said he would send a map of 3 phase. Steve thought to start limited and add to it later. Becky said it should be considered. Dan said to have Peter Sorgi come to a meeting with the solar people. Dan said he would talk to Peter. The Planning Board will discuss this further at their next meeting. Aaron said to ask the Town Board if

the Planning Board should proceed. The Town Board has the ultimate decision with input from a public hearing.

Tim Halloran is looking for a Certificate of Completion for the cell tower on Martin Rd. Rich stated that he is waiting for a reply to an email that he had sent.

Steve moved to adjourn the Planning Board meeting at 8:15PM with a 2nd by Chris. All in favor.

Chris opened the Zoning Board of Appeals meeting.

Clarence Bickell is seeking a zoning variance for his property at 6429 Zetwick Rd. - tax map no. 64.002-1-20.1. This property is zoned RR. He wants to put in a manufactured home which is not an allowed use for this property. It would sit on blocks on a concrete slab. The existing house would be removed. This parcel used to have two manufactured homes and the new manufactured home would sit where one of them used to be. A motion to hold a public hearing for this variance was made by Jeff with a 2nd by Don. Notices will be sent to neighbors.

Rich asked how old of a trailer can replace a preexisting trailer. Aaron told him that pre 1976 is not allowed.

Don moved to adjourn at 8:33 PM with a 2nd by Jeff. All in favor.

The next meeting will be on April 10, 2019 with a public hearing at 7PM.