

Meeting Minutes October 11th, 2023

At a regular scheduled meeting of the Planning Board of the Town of Mentz held in the municipal building, located at 14 Sponable Drive, Mentz, NY 13140 at 7:00PM, following were present:

Acting Chairman: Doug Wilson

Member: Richard Burke

Member: Laura Torres

Member: George Ackerly (arrived as noted)

Clerk: Caitlin Bacon

Code Enforcement Officer (CEO): Jay Moose

Public Present: Kacey Rose, Martin Willex, Barb Clancy, Harold Dymock, Steve Siracusa, Becky Siracusa

In Chairman Whiting's absence, Acting Chairman Wilson called the meeting to order at 7:00PM, the Pledge of Allegiance was said by all present and a moment of silence followed.

Clerk Bacon clarified the meeting minutes presented that had to be reviewed and approved.

Acting Chairman Wilson proposed a motion to accept the meeting minutes from prior Planning Board meeting, July 12th, 2023, to be approved.

After reviewing the minutes, a date correction was communicated.

Motion to approve meeting minutes dated July 12th, 2023, as corrected, by Member Torres.

Motion was seconded by Member Burke.

All in favor 4-0.

Acting Chairman Wilson proposed a motion to accept the meeting minutes from prior Planning Board meeting, September 13th, 2023, to be approved.

After reviewing the minutes, a typo was communicated.

Motion to approve meeting minutes dated September 13th, 2023, as corrected, by Member Torres.

Motion was seconded by Member Burke.

All in favor 4-0.

CEO Moose presented applications and plans to each Planning Board member regarding the Solar Farm Project on North Main Street.

Member Ackerly entered the Planning Board meeting at 7:04PM.

CEO Moose suggested a workshop with all members present to review the plans and applications as 1-28 questions needs to be reviewed and answered to see if it meets Town of Mentz Zoning Law.

Since employees of Erdman Anthony were present, they vocalized the project and clarified intentions and details of the proposed Solar Farm.

Member Burke questioned the DC and AC kilowatts inverter, including connection and power to the grid.

Acting Chairman Wilson questioned what happens to the panels after their lifespan is met, to ensure they are not going to stay there to decompose. Mr. Willex explained there is a decomp plan attached in the plan documents that were passed around tonight, however, to answer in short, they do not stay to rot.

Mr. Willex questioned the Planning Board if they are Lead Agency. Clerk Bacon mentioned that no vote has been taken regarding Lead Agency.

After discussion, the Planning Board suggested a workshop followed by a special board meeting to review the plans and vote on Lead Agency, since Chairman Whiting was absent.

A motion was made by Acting Chairman Wilson to have a workshop and a special board meeting, however, coordinate with Chairman Whiting to set a date and give Town of Mentz Town Clerk Wood enough time to publish the date in the Town's approved newspaper.

Motion was seconded by Member Burke.

All in favor: 4-0

Clerk Bacon to communicate this vote to Chairman Whiting.

Public present Ms. Rose and Mr. Willex then communicated several details of the proposed solar farm project.

Issues discussed included:

- SEQR Long Form
- Signed Owners Authorization
- Storm Water Analysis
- Land size and Solar size details
- Tree clearing, zoning district, telephone pole additions
- Setbacks
- Max heights
- Construction/excavation
- Wetlands/ditches
- Meadow/mowing
- Vehicle trips
- Glare Study
- Type of panels: fixed tilt

It was asked of Ms. Rose and Mr. Willex to attend the workshop, when scheduled, to help navigate the plans and answer any questions that should arise. Ms. Rose and Mr. Willex asked that the date be sent to them so they can try and make that happen.

Public present Ms. Rose and Mr. Willex exited the Planning Board Meeting at 8:03PM.

CEO Moose presented a land merger of two properties to the Planning Board. One parcel has a house and one is vacant land. A land survey has not been completed due to waiting to see if the Planning Board will entertain before spending money on a land surveyor.

The reason behind the merger is the landowner would like to build an accessory structure on their land, however, as it is now, it is on a property line. The landowner is Harold Dymock.

Motion to allow landowner, Harold Dymock, to proceed with the land merger and continue the application guidelines made by Acting Chairman Wilson.

Motion was seconded by Member Burke.

All in favor: 4-0

Acting Chairman Wilson questioned the Planning Board if there was anything else to discuss. No other business to discuss.

Next meeting, work session with special meeting to follow, however unsure of date, will be published.

Next scheduled Planning Board meeting is November 8th, 2023.

Member Torres stated that she will be unable to attend the next scheduled board meeting.

Public present Ms. Clancy mentioned that the Town of Mentz Town Board has a budget meeting scheduled for October 24th and election day is November 7th, and therefore, the room will be unavailable for any workshop meetings on these dates.

CEO Moose reiterated rules of plans, applications, and drawings that parallel with copyright ownerships.

Motion to adjourn the regular scheduled Planning Board Meeting on October 11th, 2023, made by Acting Chairman Wilson.

Motion was seconded by Member Burke.

All in favor: All 4-0.

Meeting Adjourned: 8:28PM

Caitlin Bacon

Planning Board Clerk Bacon