

TOWN OF RIDGEWAY
410 West Ave
Medina, NY 14103
PLANNING BOARD MINUTES
December 5, 2018

MEMBERS PRESENT:

Tom Fenton (Chairman)
Thomas Kline
Richard Swan
Tim Elliott excused
Richard Fisher

Others Present

Emilie Flanagan-Project Manager Borrego Solar
Greg Gibbons-Borrego Solar
Rose Baker
Kenneth Baker
Marc Kenward-Senior Associate Erdman Anthony
Paul Chatfield-MRB
David Berry
Charles Pettit
Dan Wolfe- Ridgeway Code Enforcement
Mark Zacher
Tom Mammano
Rodelle Mammano

CALL TO ORDER:

Chairman Fenton opened the meeting with Pledge of Allegiance at 7:00pm.

APPROVAL OF THE AGENDA:

Chairman Fenton called for a motion to approve the December 5th, Agenda. Motion was made by Richard Fisher to accept the meeting agenda; second by Richard Swan. Motion was carried

APPROVAL OF THE MINUTES:

Chairman Fenton called for the approval of minutes for the November 7th, 2018 meeting. Motion was made by Richard Fisher to accept the minutes; Richard Swan seconded the motion. The Motion was carried.

COMMUNICATIONS:

Chairman Fenton offered Rural Resources Futures Booklet for perusal to the board members

OLD BUSINESS:

Presentations by Representatives from Borrego Solar Energy and Erdman Anthony Engineering Consultants for two Solar Energy Projects located at 3846 Beals Road, Medina, NY 14103 and 3962 Allis Road, Medina, NY 14103 on behalf of the property owner Kenneth Baker to provide information to the Planning Board.

NEW BUSINESS:

PUBLIC HEARINGS FOR BOTH BEALS ROAD AND ALLIS ROAD SOLAR PROJECTS OPENED AT 7:05PM BY CHAIRMAN FENTON.

Beals Road Project

3846 BEALS ROAD SOLAR ENERGY PROJECT

WHEREAS, the Borrego Solar Systems, Inc. plans to build a 4.3 Mw ground mounted, utility grade solar energy system on approximately 29.487-acre site on Beals Road in the Town of Ridgeway.

WHEREAS, the above Project has been determined to be a "Type I Action" under SEQR regulations Part 617.4 (b)(6) of SEQR of the New York Code; and

WHEREAS, the Town of Ridgeway Planning Board has reviewed and accepts Part 1 of the Full Environmental Assessment Form prepared by Marc Kenward, P.E. from Erdman Anthony Consulting Engineers; and

RESOLVED, the Town of Ridgeway Planning Board intends to act as Lead Agency and will complete a Coordinated Review with the following Involved Agencies and Interested Parties:

Involved Agencies:

Orleans County Planning Board
New York State Department of Environmental Conservation

Interested Parties:

New York State Department of Transportation
Orleans County Industrial Development Agency (IDA)
New York State Department of Agriculture and Markets
Orleans County Agricultural District
New York State Historic Preservation Office (SHPO)

FURTHER RESOLVED, the Town of Ridgeway Planning Board will notify the Involved Agencies and Interested Parties of its intention to act as Lead Agency for this project and will provide them with a copy of Part 1 of the Full Environmental Assessment Form for review during the 30-day comment period.

Subjects brought up for the project included a glare study, temporary road damage, and evaluating the decommissioning costs every 5 years and making changes as needed.

The Planning Board has decided to move forward on the SEQR and will conduct a 30-day review. Chairman Fenton called for a motion to adopt a formal resolution allowing MRB/Paul Chatfield to assist the planning board clerk with SEQR process. Tom Kline made the motion and Richard Fisher seconded. Motion was carried.

Allis Road Project

3962 ALLIS ROAD SOLAR ENERGY PROJECT

WHEREAS, the Borrego Solar Systems, Inc. plans to build a 6.8 Mw ground mounted, utility grade solar energy system on approximately 40.445-acre site on Allis Road in the Town of Ridgeway.

WHEREAS, the above Project has been determined to be a "Type I Action" under SEQR regulations Part 617.4 (b)(6) of SEQR of the New York Code; and

WHEREAS, the Town of Ridgeway Planning Board has reviewed and accepts Part 1 of the Full Environmental Assessment Form prepared by Marc Kenward, P.E. from Erdman Anthony Consulting Engineers; and

RESOLVED, the Town of Ridgeway Planning Board intends to act as Lead Agency and will complete a Coordinated Review with the following Involved Agencies and Interested Parties:

Involved Agencies:

Orleans County Planning Board
New York State Department of Environmental Conservation
U.S. Army Corp of Engineers

Interested Parties:

New York State Department of Transportation
Town of Shelby
Orleans County Industrial Development Agency (IDA)
New York State Department of Agriculture and Markets
Orleans County Agricultural District
New York State Historic Preservation Office (SHPO)

FURTHER RESOLVED, the Town of Ridgeway Planning Board will notify the Involved Agencies and Interested Parties of its intention to act as Lead Agency for this project and will provide them with a copy of Part 1 of the Full Environmental Assessment Form for review during the 30-day comment period.

Chairman Fenton called for a motion for the Town of Ridgeway Planning Board to start the SEQR process, send on to the County Planning Board and act as the lead agency on the Allis Road and Beals Road Solar Projects and send on to the County Planning Board. Richard Swan made the motion with a second by Thomas Kline. Motion carried.

Paul Chatfield, MRB Group, will be sending letters on behalf of the Town of Ridgeway to involved agencies for both projects to see if they will challenge the Town of Ridgeway acting as lead agency. He will also draft part 2 and part 3 for the next meeting.

A third resolution was made to have MRB Group assist clerk and planning board in regards to both the Allis Rd. and Beals Rd projects. Chairman Fenton called for a motion. It was made by Richard Swan with a second by Thomas Kline. Motion was carried.

Note: A formal resolution will be needed through the Town of Ridgeway Board for the PILOT.

Helena Sign Permit Application- was table until the January meeting as the code enforcement officer to measure the setbacks.

Due to time needed for a 30 day coordinated review for the SEQR process, Chairman Fenton called for a motion to move the next planning board meeting from January 2, 2019 to Wednesday January 16th, 2019 at 7:00pm. Motion was made by Thomas Kline with a second by Richard Swan. Motion was carried.

Chairman Fenton asked if there were any further questions or concerns. Since there were none, he asked for a motion to adjourn the meeting. Thomas Kline made a motion and was seconded by Richard Swan. The motion was carried and the meeting was adjourned at 7:50 pm.

Respectfully Submitted by
Joelle Brown
Planning Board Clerk