

TOWN OF RIDGEWAY
410 West Ave
Medina, NY 14103
PLANNING BOARD MINUTES
August 5, 2020

MEMBERS PRESENT:

Tom Fenton (Chairman)
Thomas Kline
Tim Elliott
Richard Fisher
Kathy Blackburn

Others Present

Anna Callard
Shawn Callard
Mike Kuhman
Shaun Logue- MRB
Michael Frateschi- TJA

CALL TO ORDER:

Chairman Fenton opened the meeting with Pledge of Allegiance at 7:03 pm

APPROVAL OF THE AGENDA:

Chairman Fenton called for a motion to approve the August 5, 2020 Agenda. Motion was made by Tim Elliott to accept the meeting agenda; second by Richard Fisher. All in favor, the motion was carried.

APPROVAL OF THE MINUTES:

Chairman Fenton called for the approval of minutes for the July 1, 2020 meeting. Motion was made by Richard Fisher to accept the minutes as written; Kathy Blackburn seconded the motion. All in favor, the Motion was carried.

COMMUNICATIONS:

None.

OLD BUSINESS:

Brad Hazel has submitted a Site Plan Review application and Special Use Permit application to open a previous Machine shop in Knowlesville. Board members Tim Elliott and Kathy Blackburn, and Code Enforcement Officer Dan Wolfe met to conduct the site plan review. Chairman Fenton called for a motion to approve the site plan review and Special Use Permit as submitted. A motion was made by Kathy Blackburn and a second was made by Richard Fisher. All were in favor and the motion carried.

Medina Solar Project- two sites- 11074 and 11202 Ridge Road. MRB recommendations were received. Shaun Logue from MRB was present as well as Michael Frateschi- from TJA, who stated that he thought they could make all the revisions to have everything set to go to the county planning board by 8/13/2020. TJA will be on the agenda for September 2, 2020 to present their project plans. Chairman Fenton then called for a motion to adopt the following resolution:

**RESOLUTION DECLARING TOWN OF
RIDGEWAY PLANNING BOARD'S
INTENT TO ACT AS SEQRA LEAD
AGENCY**

WHEREAS, the Town of Ridgeway Planning Board (the "Board") is considering two applications submitted by C&S Companies on behalf of TJA Clean Energy (the "Applicant") for a 3.0 megawatt ("MW") solar photovoltaic system on approximately 16.77 acres of the parcel located at SBL # 57.-1-53.1, associated with address 11074 Ridge Road, Medina, New York, and a second 5.0 MW solar photovoltaic system on approximately 22.85 acres of the parcel located at SBL # 57.-1-52, associated with address 11202 Ridge Road, Medina, New York, collectively "the Project"; and

WHEREAS, the Project is an action under the State Environmental Quality Review Act, ECL Article 8, and its implementing regulations at 6 N.Y.C.R.R. Part 617 *et seq.* (collectively, "SEQRA"); and

WHEREAS, the Planning Board desires to assume Lead Agency status to allow it to conduct a coordinated environmental review of the Project; and

WHEREAS, the Planning Board proposes to review the two applications as one Project for SEQRA purposes;

NOW, THEREFORE, BE IT RESOLVED,

1. That the Project is classified as a Type I action under SEQRA;
2. That the following other agencies are involved or interested agencies for the purpose of SEQRA review:
 - a. U.S. Army Corps of Engineers
 - b. New York State Energy Research and Development Authority
 - c. New York State Department of Environmental Conservation
 - d. New York State Office of Parks, Recreation, and Historic Preservation
 - e. New York State Department of Transportation
 - f. New York State Department of Agriculture and Markets
 - g. Orleans County Planning and Development Department
 - h. Orleans County Economic Development Agency
 - i. Medina Central School District
 - j. Town of Ridgeway Zoning Board of Appeals
 - k. Town of Ridgeway Town Board
3. That the Board hereby states its intent to be Lead Agency for the Project pursuant to SEQRA
4. That the Board hereby authorizes and directs the Town Special Counsel to immediately circulate a Lead Agency Notice of Intent to all listed involved and interested agencies;
5. That this Resolution shall be effective immediately.

PASSED AND ADOPTED by the Planning Board of the Town of Ridgeway on the 5th day of August, 2020.

Offered by Tim Elliott who moved its adoption.

Seconded by Tom Kline.

Adopted: 4 Ayes (Chairman Fenton, Tom Kline, Kathy Blackburn, Tim Elliot)

0 Nays

1 Abstention (Richard Fisher)

Swett Road Solar Project- 3rd revision received and MRB has made recommendations. Shaun Logue from MRB was present. Tim Elliott has a question on the distance from panels to the fence. Shaun to verify the answer, as Next Era was not present due to covid-19. There is still a significant amount of revisions needed on the decommissioning plan and a few other areas, but MRB recommended that we move forward with the public hearing and send to the County planning board for their approval. Chairman Fenton then asked for a motion to adopt the following resolution:

RESOLUTION 2: 8-5-2020

RESOLUTION CALLING FOR A PUBLIC HEARING ON THE DG NEW YORK CS, LLC SOLAR PROJECT AND REFERRING THE PROJECT TO THE COUNTY PLANNING BOARD

WHEREAS, the Planning Board is considering an application submitted by DG New York CS, LLC for a 3.19 megawatt ("MW") alternating current ("AC") solar energy system (the "Project") on a parcel located north of the intersection of Swett Road and Ridge Road with a mailing address of 2800 Swett Road, Lyndonville, New York 14103, SBL # 47.-1-65; and

WHEREAS, the Planning Board wishes to hold a public hearing on the Project and receive input from the County Planning Board

NOW, THEREFORE, BE IT RESOLVED,

1. A public hearing will be held on the Project on September 2, at 7 p.m. at Town Hall. The Town Clerk shall publish notice of the hearing in the Town's official newspaper and post the notice.
2. The Project application shall be referred to the County Planning Board
3. This Resolution shall be effective immediately

PASSED AND ADOPTED by the Planning Board of the Town of Ridgeway on the 5th of August 2020.

Offered by Kathy Blackburn who moved its adoption.

Seconded by Tim Elliott.

Adopted: 4 Ayes (Chairman Fenton, Tom Kline, Kathy Blackburn, Tim Elliot)

0 Nays

1 Abstention (Richard Fisher)

Borrego Solar Systems, Inc- has submitted a Landscape Improvement Bond for \$110,437.50 to replace trees and improve the landscaping around the 3846 Beals Road Solar Project. MRB Group, Paul Chatfield suggested we have The Town of Ridgeway's Attorney look at it and the attorney has given approval. Chairman Fenton then asked for a motion to adopt the following resolution:

RESOLUTION 3: 8-5-2020

**RESOLUTION CALLING FOR AN
APPROVAL FOR A LANDSCAPE
IMPROVEMENT BOND THROUGH
BORREGO SOLAR SYSTEMS, INC FOR
\$110,437.50**

WHEREAS, the Planning Board is considering an application submitted by Borrego Solar Systems, Inc for a Landscape Improvement Bond in the amount of 110.437.50 on a parcel located at 3846 Beals Road, Medina, New York 14103, SBL # 69.-2-38; and

WHEREAS, the Planning Board wishes to hold a public hearing on the Project and receive input from the County Planning Board

NOW, THEREFORE, BE IT RESOLVED,

1. The Planning Board has approved the Landscape Improvement Bond submitted by Borrego Solar Systems, Inc in the amount of \$110,437.50.
2. The Code Enforcement Officer will issue Certificates of Completion.
3. This Resolution shall be effective immediately

PASSED AND ADOPTED by the Planning Board of the Town of Ridgeway on the 5th of August 2020.

Offered by Kathy Blackburn who moved its adoption.

Seconded by Tom Kline.

Adopted: 4 Ayes (Chairman Fenton, Tom Kline, Kathy Blackburn, Tim Elliot)

0 Nays

1 Abstention (Richard Fisher)

NEW BUSINESS:

There was no new business.

Chairman Fenton asked if there were any other issues or concerns. It was brought to the boards attention that our current facility may not be able to accommodate the attendance for the public hearing and presentation next month. Two options would be to move the entire meeting to a larger venue such as the Ridgeway Fire Hall, however this would still only allow for 50 attendees (Covid-19). The other option would be to close the meeting at the town hall to just board members, MRB Group, TJA representative and Next Era Representative and have the public call in for a telecommunication meeting. The location will be posted in the Batavia Daily and on the Towns Website once it is determined.

Chairman Fenton asked for a motion to adjourn the meeting. Tim Elliott made the motion and was seconded by Kathy Blackburn. All were in favor and the motion was carried. The meeting was adjourned at 7:33pm.

Next meeting is scheduled for September 2, 2020 at 7:00 pm.

Respectfully Submitted by
Joelle Brown
Planning Board Clerk