

Town of Ledyard
Planning Board
1099 Poplar Ridge Rd.
Aurora, NY 13029

Planning Board Meeting was held at the Ledyard Town Hall on February 12, 2020 at 7 pm.

Board Members Present Debbie Ross, Chair
 Mark Bailey
 Eric Littlejohn
 Claire Moorehouse

Absent Paul Simkin

A special planning board meeting was called to order by Chairman Ross at 7:03 pm to discuss Suneast / Dog Corners Solar. Chairman Ross stated that Suneast did move the west boundaries back 12 feet to the east of the drainage ditch (aka swale). The strip under the high tension wire was also widened based on the updated survey. No panels had to be removed but some did have to be moved to a new location. The board will have the vegetative plan "real soon", per Mike Beckner. A landscape plan needs to be received to make sure there is a ground cover and no leaked erosion. The outside is for the buffer and neighbors and residents of the town.

Decommissioning of the solar panels - The town board and the planning board need to coordinate in regards to the salvage value to be or not to be included in the plan. NYSERDA did not include it in the estimate but said it could be considered. All of the paperwork from Ag & Markets has been submitted to NYSERDA.

SWAPP item 1, long term operation maintenance plan; DEC requires a final agreement tied to the property if something happens in the future. It will be a contract with project co. and the contractor, per Mike Beckner. A 5 Acre disturbance is in place.

Public Hearing for Pilot

Supervisor Jordan is working on getting a public hearing set up for the Pilot. Per Mike Beckner, Pilot can not be executed until a public hearing has been completed and a permit is in place.

Landscape Plan

The board agrees with the landscape plan. Resident Eagan has mentioned that some of the trees are very slow-growing. Junipers need to be watered 2 times a week to get established. Eagan has concerns about these being well maintained. Eagan would like a set of plans to review. This will be in the revised vegetative plan. Trudy Buxenbaum would like options on the vegetation regarding height. Mike Beckner said if there was a problem they could discuss during the project as communication will homeowner will be ongoing throughout the project.

Mike Beckner confirmed that the vegetative maintenance plan was the last item remaining that was required of Suneast Solar. The next meeting for the planning board will happen after the

Town of Ledyard
Planning Board
1099 Poplar Ridge Rd.
Aurora, NY 13029

decommissioning plan is established by the town board. The next meeting will be on March 11, 2020.

The planning board is all set at this point.

A discussion was held on the town hiring a lawyer.

The town will be holding a public hearing regarding the village's firework law. The town will have a resolution as well and add it to the zoning laws.

Setbacks for the Solar need to be addressed in the zoning law.

Specifications are for residential projects

- Anything over 2 acres will require a special permit
- The fence will be considered part of the project if it is required by law
- At the setback determined by your special permit.
- All subject to review

Commercial Projects

- Determine the setbacks

Solar Farms shall be enclosed by permit or fencing to restrict unauthorized use. The height, style, and type of fence shall be determined by the planning board as part of the site plan review process. Since required by law, the fence will be considered part of the project, therefore be subject to the setback parameters as established by the special permit from the planning board.

Chairman Ross will write a letter to present to the town board. This will be sent for approval with all planning board members prior to.

This will need to be sent onto the county Tuesday after the town board meeting for GML if approved by town board in March.

A letter was received and read from Karen Simkin in regards to the Solar Public Hearing held in January 2020

Mark Bailey asked that a Happy Birthday to Eric Littlejohn was included in the minutes.

Adjourned

Motion was made and passed to adjourn the meeting at 8:37pm.

Ayes - 4

Nays - 0

Respectfully Submitted,

Jamie Bailey, Planning Board Clerk

Town of Ledyard
Planning Board
1099 Poplar Ridge Rd.
Aurora, NY 13029

Planning Board Meeting was held at the Ledyard Town Hall on February 20, 2020 at 6 pm.

Board Members Present Debbie Ross, Chair
 Mark Bailey
 Eric Littlejohn
 Claire Moorehouse

Absent Paul Simkin

A letter of resignation was received for Paul Simkin

Solar Decommissioning Plan

Discussion was held in regards to the decommissioning plan.
The board agreed after much discussion to go with the NYSERDA amount of \$617,060.00

Respectfully submitted,

Jamie Bailey