

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

A Special Planning Board Meeting was held at the Ledyard Town Hall on June 7, 2020 at 7 pm.

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

Planning Board meeting called to order by Chairman, Debbie Ross at 7:00pm.

Dog Corners Solar Project

Decommissioning Plan

Resident Shirley Eagan mentioned two points of concern for the Dog Corners Solar Project.

Page 2, 2.1 of the Decommissioning Plan states “At the discretion of the Town Board any vegetative buffers planted as part of approved landscape plan shall be removed, along with any rootwads and the soils restored.”. Eagan would like it to state vegetative buffers planted as part of approved landscape plan shall not be removed except applying approval of the town board. Bailey stated that the purpose of this document was to put everything back the way that it was prior to project.

Page 1, 2.1 (last paragraph) of the Decommissioning Plan states “*All underground conductors, conduit and circuits will be removed no matter what the bury depth is.*”

Shirley Eagan would like to have concrete footings added to this section due to prior experiences. It was mentioned that the existing sentence “*The photovoltaic module frame and racking system and all other metal project components, including driven support posts, perimeter chain-link fencing, and gates, and any concrete footings will be demolished and removed from the site for recycling, salvage, or disposal.*” Was included.

Upon discussion the plan will state, “All underground conductors, conduit, circuits, and **concrete footers** will be removed no matter what the bury depth is.”

Page 4, 6.0 (last paragraph) “. No parts or materials shall be left on or near the site, regardless of any BUD determinations relating to any such materials or installations.”
BUD needs to be written out as beneficial use determination.

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

Discussed Page 4, 7.2

Required Security shall be in the following amounts for the following timeframes:

- From building permit issuance date through the first ten years thereafter: \$180,000 for the first year, with a 2.5% cumulative annual cost escalator (thus, in year two \$184,500, year three \$189,112.50, etc.).
- From the beginning of year eleven to year twenty: \$360,000, plus a 2.5% cumulative escalator.

Drainage Ditch

Amy Torea has received Shirley Eagan's proposal and is currently under consideration. The planning board will reference the agreement between the two landowners once they reach an agreement. Eagan had some concerns with the buffer regarding the width of swale, fence, and maintenance. Bailey stated that the maintenance plan has nothing to do with the town, it is between the landowners.

Upon discussion, it was suggested that the sentence of, *the maintenance of the swale has been left between the current landowners to take care of as they see fit based on past agreements be added.*

Chairman Ross will have changes made per discussion and present the town board with the details of the special permit.

The next special planning board meeting will be held on June 24, 2020. The next regular planning board meeting will be held July 8, 2020

Meeting was adjourned at 7:45pm

Respectfully Submitted,

Jamie Bailey, Planning Board Clerk