

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

Planning Board Meeting was held at the Ledyard Town Hall on March 11, 2020 at 7 pm.

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

Planning Board meeting called to order by Chairman, Debbie Ross at 7:06pm.

Minutes

January 8, 2020 Planning Board Meeting

Motion to approve as read by Mark Bailey and seconded by Eric Littlejohn.

January 8, 2020 minutes approved.

January 9, 2020 onsite work session

Motion to approve as read by Eric Littlejohn and seconded by Debbie Ross.

January 9, 2020 minutes approved.

February 8, 2020 Work Session

February 12, 2020 minutes read

February 20, 2020 Letter of resignation by Paul Simkin.

Motion to approve as read by Mark Bailey and seconded by Claire Morehouse.

Resident Margaret Flowers is present and observing Planning Board meeting with consideration of joining Planning Board to fill vacant seat of Paul Simkin.

Resident Shirley Egan addressed the board regarding Dogs Corners Solar Project. Vegetation Management Plan that was submitted had no mention in mowing or maintaining drainage ditch. Suneast did agree at the site visit to provide this information. No information on the purpose of the trees was mentioned in the plans either, which is to soften and partially screen views into the site. The plan implies in Egan's opinion that this is to improve site lines, preserve views and light penetration. Egan believes that applicant cannot preserve light penetration and soften the views unless they move it further away. Resident Egan will get all these comments and concerns to Chairman, Ross.

Engineer, Dondi (Donald Harner) addressed the comment regarding the western swale maintenance and how the agreement will be formalized. Will something be in writing or more like a "gentleman's agreement". Mark Bailey believes it should stay as it has been. Resident Egan disagrees and wants something with adjoining landowner in a written agreement.

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

Landowner Torea purposed that they leave it as they have in the past. Adjoining landowner Egan disagrees and believes something should be a little more formal.

Resident Margaret Flowers asked for clarification on the access from the west side as there is no roadway. Chairman Ross explained that there is a gate at the NW corner of the fence line. Landowner Torea will maintain west side swale as she has done in the past and that will be in writing.

Decommissioning Plan

Dondi mentioned Section 4.2 and the 25% annual energy production change of wording. The language was switched to 75% of the solar module no producing commercially useful energy. Instead of it stating the annual energy production. The question was asked, how is this known? Is it measured? Is there a report on it? How many panels are producing energy? For Suneast projects, the "75%" is what they typically use on their projects. Dandy will speak with Suneast for clarification on how this is tracked annually.

Bond Amount

Attached Spreadsheet

Mark Jordan, Town Supervisor and Mike Beckner at Suneast spoke and \$200k to year 11, increase by 2.5% after and at year 20, increase to 1 million was purposed.

Guy suggested year 1-10 at 180k, year 11-20 increased to \$360k. Full value at year 21 which will require assessment at that time.

Suneast sent copies of other projects that they have done and had \$4500 - \$8500 per megawatt and others from \$30k-40k per megawatt.

18megawatt project started at \$41k, increased 2.5% for 25 years. The cap was over a million with no salvage value.

Dondi proposed to go with Guys recommendation of 1-10 at \$180k, year 11-20 increased to \$360k with a full value at year 21 which will require assessment at that time. As per Amy Torea's lease with Suneast, it does include that at year 19 the need to get 3 estimates for decommissioning.

Claire Morehouse believes the planning board should move on the year 1-10 at 180k, year 11-20 increased to \$360k. Full value at year 21.

Eric Littlejohn is ok with year 1-10 at 180k, year 11-20 increased to \$360k. Full value at year 21 with the 3 year review.

Guy will write up revisions of above. Section 4.2 wording also needs to be addressed regarding production on energy and how it is monitored.

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

Counteroffer to Suneast

Column labeled “guy” at 2.5% annually

Motion made to accept 1-10 at 180k, year 11-20 increased to \$360k. Full value at year 21.

Motion by Mark Bailey

Seconded by Claire Morehouse

Aye 4

Naye 0

Motion Passed

Developer needs a Special Use Permit goes to developer not a landowner.

Ag & Market letter was received for a 45 day (March 10, 2020)

NYSERDA did not send this to Ag & Market.

Ag & Market has had similar problems with NYSERDA in the past.

Zoning Law

Article 1, Section 5

“Upon approval Special Development District a site plan review”, should be added per Code Enforcement, Daniel Green

Adjournment

Motion made to adjourn at 8:22pm

Motion by Claire Morehouse

Seconded by Mark Bailey

Aye 4

Nay 0

Motion Passed

Respectfully Submitted,

Jamie Bailey, Planning Board Clerk