

Town of Eden - Planning Board Minutes

Eden Town Hall - 7:00 PM

September 4, 2019

MEMBERS William Mahoney - Chairman
PRESENT: Andrew Romanowski
Brian Reed
William Zittel
Frank Meyer
Bethany Fancher-Herbert
Scott Green
EXCUSED: Joseph Eppolito
Tony Weiss
OTHERS: Brian Kulpa - Town Engineer
Jesse Baker - Code Enforcement Officer
Town Council - Susan Wilhelm, Richard Ventry
Christopher Knox, P.E.; Crawford & Associates Engineering, P.C.
Alex Curlin - Nexamp, Inc.
Melissa Hartman - Town of Eden Supervisor

Minutes from last meeting

Mr. Romanowski made a motion to approve the minutes of the August 7, 2019 meeting. Seconded by Mr. Zittel; All "Ayes" motion approved.

Mr. Mahoney made a motion to amend the April 2019 Minutes to include the resolution that declared the Town of Eden Planning Board as lead agency of the Eden Solar project. Mr. Mahoney read the resolution. The resolution was adopted on April 3, 2019. Approved by William Mahoney, Scott Green, Frank Meyer, Joseph Eppolito, William Zittel and Bethany Fancher-Herbert.

Nexamp - Eden Solar, LLC - 7501 Sisson Highway - Site Plan Changes:

Mr. Curlin explained the changes that had been made to the site plan. The battery storage area will be removed entirely from the project. This will significantly improve the visual impact of the project.

Mr. Knox discussed the revised entrance and drainage improvements. The existing 12" culvert and roadside swale appear to be providing adequate drainage. There are no signs of erosion. Proposing to install an 18" culvert at the new entrance.

Mr. Curlin talked about the screening that will be provided at the project. They increased the number of trees and moved the planting deeper into Mr. Artmeier's property. Mr. Mahoney questioned the access drive to the North side of the field and the need to maintain accessibility for farmers. Will need a solution to accommodate screening and still allow access to the field.

Mr. Mahoney asked if there had been any additional correspondence with the Hamburg Airport regarding the possibility of glare being a problem. Mr. Knox replied that there has been no response from the Hamburg Airport.

Mr. Romanowski asked to discuss the decommissioning plan. He questioned the salvage values on the plan and how they were determined. As well as the projected cost to remove the salvage 35 years from now. Mr. Curlin replied that the quote was obtained from a salvage company and a demo company. The amounts were based on current and projected steel prices. Mr. Kulpa asked about the escalation of material disposal. He stated that the Town Board would need a break down of salvage value, to include freight and transportation costs.

Mr. Mahoney made a motion to declare a positive declaration. Town of Eden SEQRA Determination of Significance for The Eden Solar Project. The resolution was read. Mr. Romanowski seconded. “Ayes” 6 “Abstain” 1. Motion approved. Resolution adopted on 9/4/2019.

Mr. Kulpa led the Board members in reading and filling out part 2 and part 3 of the FEAF. Completed parts 2 and 3 will be filed with the positive declaration.

Mr. Mahoney made a motion to approve the site plan from Artmeier PV Eden Solar,LLC with the following contingencies:

- 1) The new access drive location is now within 100 feet of the Federal Wetland Boundary. The plans state that this boundary has been delineated. The plans must include who delineated the wetland, when this was done and who surveyed the flagging. This is to ensure that the boundary is where shown and not closer or within the new access drive location.
- 2) Since the NYSDEC has stated that the land disturbance is over an acre, a land disturbance calculation outlining all of the proposed disturbances (access drive, turnaround, plantings, fencing, solar posts, etc.) is to be provided.
- 3) The newly proposed NYSDOT minor commercial entrance infringes upon the neighbor's driveway apron and should be coordinated. This would also need to include any drainage improvements.
- 4) The proposed 18” culvert at the access drive apron needs inverts, grading and details provided.
- 5) The reference to concrete for the chain link security fence is to be removed as the posts will now be driven.
- 6) Bond value needs to be finalized and posted accordingly. The Town engineer will work with the developer to agree to an appropriate value.
- 7) All drawings are required to be stamped by a NY state engineer.
- 8) Access road to the North field needs to remain open.

All in favor to approve the site plan - “Ayes” 6 “Abstain” 1. Motion approved.

The Planning Board would like to strongly recommend that the Town Board take into consideration the following when discussing and deciding on the issuance of the special use permit.

1. The Planning Board as lead agency has declared a positive declaration for this project. Parts two and three of the Full Environmental Assessment Form have been attached.
 2. The Planning Board strongly recommends that the Town Board review and give due consideration to both the “Town of Eden Agricultural and Farmland Protection Plan” as well as the newly adopted “Town of Eden Comprehensive Plan”.
 3. Specifically, within the Farmland protection plan tracks of rental farmland have been identified as a prioritization.
 4. This plan also provides for possible actions to assist with protecting Eden’s valuable farm land.
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The Board then discussed the proposed sign code packet. Members will review the code over the next few weeks and provide feedback to the Planning Board secretary.

Dr. Meyer made a motion to adjourn the Planning Board meeting. Seconded by Mr. Romanowski; All “Ayes”. Motion approved.

The next meeting is tentatively scheduled for October 2, 2019 at 7:00 pm.

Respectfully submitted,

Jen Crowe

Secretary Eden Planning Board