

TOWN OF GAINES
PLANNING BOARD MEETING
APRIL 6, 2021
TOWN HALL

Meeting called to Order at 7:05 P. M. by Chairman Watt.
Justin Kirby led the Pledge to the Flag.

Present: Christopher Watt, Chairman; Justin Kirby; Gerald Monagan; Carole Patterson; Brenda Radzinski

Guests in Attendance: Janet Ward - NextEra Energy Resources LLC, Kevin Overton, Jared Perram, Tim Uderitz, Dan Uderitz, Drazon Gasic - LaBrim Associates, Andrew Gordon - AES, Dan Strong – Town of Gaines; Sherman Gittens – MRB Group

APPROVAL OF MINUTES

Chairman Watt asked for a Motion to approve the minutes of March 2, 2021 1st by Justin Kirby and 2nd by Carole Patterson.

Ayes - 5; Nays - 0

Motion Carried

NEW BUSINESS

Kyle Syke Application for Subdivision – No Survey Map available at this time. Chairman Chris Watt stated to the board that an email was just received tonight prior to the meeting stating that Kyle Syke will be postponing his application at this time until the survey is done. No action is needed at this time and they will be added to May's Agenda as long as they get the survey done before the cut-off date which is April 22nd.

Pescara Solar Project

Chairman Chris Watt then proceeded the meeting in regards to the Pescara solar panel project located on Gaines-Waterport Road and is a joint project with the Town of Carlton. Jared Parram who was there representing this project mentioned to the board he was hoping they would be able to start the SEQR process and having the Town of Gaines be the lead agency. Chairman Chris Watt discussed this situation with Jared and explained the board still needs to discuss a few things with the Town of Carlton Board. Chairman Watt wants to make sure we get all of the information we need from The Town of Carlton and the Town of Carlton gets what they need from us in order to review before moving forward. A letter was created via Sherman Gittens from the MRB group to send to the Town of Carlton to have the Town of Gaines become lead agency for SEQR, which will be reviewed by the board and then signed. Once everyone agrees and has reviewed all of the information then the Town of Gaines Planning Board will make their final decision. Jared questioned whether their application was okay as it was to be able to go to the SEQR process. Sherman Gitten from the MRB Group made a few comments; stated there are a few items still missing and some of the responses that the representative had still need to be cleared up before anything more can be done. A couple items that were discussed were removing the barbed wire fencing originally stated was going to be used, as well as making sure that the height of the fence was going to be 8 Feet. Jared stated the barb wire was going to be removed and the height of the fencing is going to be the correct height. Sherman and the board felt it would be best if the application could be if possible close to 100% complete before moving forward. Dan Strong then stepped in and made a comment about a letter he had received from the Emergency Management team and gave a copy to the Jared as well as the board to review as Emergency Management also have a few items that need to be taken care of. At the end of the discussion Chairman Chris Watt stated the Town of Carlton was having their meeting Wednesday April 7th at 7pm and wanted to know if any of the board members would be able to attend, needed to make a decision before they left the building that night. No further action needed , except for a motion to be made that was going to allow Chairman Chris Watt to sign the letter that was going to be sent to the Town of Carlton Board once it was finalized as the rest of the board would not be present at the time it would be signed.

Chairman Watt asked for a Motion to allow Chairman Chris Watt to sign the letter to the Town of Carlton Board once it was finalized 1st by Justin Kirby and 2nd by Brenda Radzinski.

Ayes - 5; Nays - 0

Motion Carried

2378 Gaines-Waterport Road Solar Application

Chairman Chris Watt then moved to the next item on the agenda and started the discussion regarding the solar project that will be located at 2378 Gaines-Waterport Road. The discussion started with Janet Ward who was present at tonight's meeting making a few comments in regards to some responses she had to update for both the Board and Sherman Gittens from the MRB Group. The main discussion was in regards to Soil and Water regarding the drainage. Janet told the board they did another review of the land and found the one drainage they had visited about before was no longer there, so that is not going to be a problem at this time. The information they had shown prior to tonight's meeting was not accurate, so they are going to update the application with the information and have it ready for the board to review. Dan Strong then handed out a copy of a letter to Janet and the board from Emergency Management. Dan Strong gave a brief overview of the letter stating there were a few minor items that will need to be changed. Janet stated this would not be a problem and will get the items updated as soon as possible. The discussion then continued with Sherman Gittens from the MRB group explaining to Janet about a few other minor items and responses that needed to be updated with the MRB Group. All of these items were very minor items and would not effect it from moving forward and going to the County Planning Board. Janet understood what needed to be done and agreed to make sure the items discussed would be updated for the County Planning Board. Janet then questioned the time line of the SEQR and wanted to know why it was still open. Sherman Gittens from the MRB Group commented there is a time crunch that is concerning once the SEQR closes and the board wants to make sure everything is completed before actually closing and some of it has to deal with decommissioning as well. The board does not want to rush anything until all answers are completed. Janet commented that she just wanted to make sure she knows where the project stands, understanding the situation and she has what she needs on her end to be able to move forward, so this information was helpful. At the end of the discussion the board and Janet briefly discussed the bond and what could happen in the future and if they will have to revisit the bond and do another review. Chairman Chris Watt stated it would depend on the EAP, not sure what would happen in the future and it is always changing. They would have to wait and see what happens, so they would revisit this periodically in the future if a permit was granted. No other questions or comments from the board, Janet or Sherman were made. The board then made a motion to send this project to the County Planning Board followed by an official Roll Call Vote where each member voted Yes.

Chairman Watt asked for a Motion to send the Gaines-Wateport Solar Project to the County Planning Board 1st by Brenda Radzinski and 2nd by Justin Kirby.

Ayes - 5; Nays - 0

Motion Carried

Bacon Road Project

Chairman Watt then started the discussion regarding the project on Bacon Road.

The board was informed that the representative of this project Adam Winguard was going to be present via teleconference which was set up by Jarrod Perram who was present at tonight's meeting. The discussion started with welcoming Adam Winguard and reviewing the application to see where the project is as of right now. Chairman Chris Watt updated the board and Adam that they had not received any other comments regarding the SEQR process and would not be receiving anything more, so this process was complete as far as he knew. The discussion then continued with Chairman Chris asking Adam if he had any updates regarding this project. Adam started the conversation stating that he still had to finalize some items regarding the storm water and making sure it is going to do what it needs to do and not cause any issues on the property or surrounding area. Adam then stated that he had a few more items to finalize regarding this situation and should have the information to the board by the end of the week so the board can then be updated with the information and review it. Chairman Chris Watt then questioned Adam about the tree cutting and stump grinding that would be taking place on the property. This was another minor situation that also needed to be updated as soon as possible in order to move forward and go to the County Planning Board. Chairman Chris Watt wanted to make sure the tree trimmings and the mulching would be removed from the property once it was done so there would not be anything left for woodland creatures to make a home in and cause other problems. Chairman Chris Watt also wanted to make sure that any stumps on the property would get grounded down as to make the maintenance of the property easy to maintain. Adam stated he had this situation taken care and everything would be cleaned up and removed and taken care. Chairman Chris Watt then made a comment about getting an updated survey about how many trees would be removed or left on the place. Adam stated he had a survey done but did not receive it in time for him to

review prior to tonight's meeting. He stated he would make sure to look it over and then get it to the board, but it may take about 2 to 3 weeks before he would get the survey reviewed and finalized. Chairman Chris Watt seemed concerned about this time line as he felt this project is ready to go to the County Planning Board and was hoping to get updates sooner, Otherwise the board may have to wait until next month to send this project to the County Planning Board while the survey gets reviewed and any last minute items get updated. Adam felt they should be able to go to the County Planning Board and will make sure to get something to the board as soon as he can. Chairman Chris Watt stated if there was any way to get a summary of the tree survey sent to the board to review as soon as he could, then the project would be able to move onto the County Planning Board. Adam agreed to this and would make sure it would get done. Before the discussion end, Chairman Chris Watt then made one other comment. He asked if Adam had reached out to the neighbors surrounding the property where this project would be taking place. He felt that it would be a good idea to let them know what will be happening and what would be taking place in order to not surprise anyone. A suggestion was made if it was possible sending a letter to each neighbor. Adam agreed with this suggestion and commented that this was going to be done, but was planning on doing a virtual meeting for residents to attend instead of sending a letter out. The board and Sherman Gittens from the MRB group felt this would not be the best way as most people in this area either don't have internet or internet is not always reliable at times. Adam then commented he would offer a phone in option where residents would be able to call in to attend the meeting. In the end, in person was mentioned as being the best option as long as COVID restrictions are followed. The board feels this is a very important item that needs to be taken care of as soon as possible. Adam agreed and would make sure to get this item taken care as soon as possible and will make sure to do it in a way that everyone will be able to attend without any issues and keeps everyone safe. Chairman Chris Watt stated he would wait for an update on this and go from there, he then asked if anyone had any other questions or comments. Dan Strong spoke up and stated that he had a letter from the Emergency Management office regarding a few items they would like to have updated as well. He gave Andrew Gordon, who was present at the meeting a copy to pass along to Adam to review and a copy was also given to the board for them to review as well. No other comments or questions were made. A motion was then made to send this project to the County Board Meeting followed by an official Roll Call Vote where each member voted yes.

Chairman Watt asked for a Motion to send the Bacon Road Solar Project to the County Planning Board 1st by Brenda Radzinski and 2nd by Justin Kirby.

Ayes - 5; Nays - 0

Motion Carried

Just before Chairman Chris Watt officially closed the meeting he asked if there were any other questions or comments. Andrew Gordon who was there for the Bacon Road Solar Project wanted to clarify what they needed before going to the County Planning Board. Chairman Chris Watt stated the board would gather up all of the information needed and will send it over to the County Planning Board. A letter would also be created and sent out to each representative for each project letting them know what to expect and if anything more would be needed. It would also let them know what date and time the board meeting would be so that they can make sure someone can attend the meeting. Andrew understood and would plan on waiting for information to come. One other item that was discussed was the financing each project has to submit and whether they would have to send more funds. Each representative was okay with this and found that this would not be a problem. No other questions or comments were made and no further action would be taken at this time.

No further business.

AJOURNMENT

Chairman Watt asked for a Motion to adjourn at 8:30 P. M. by Justin Kirby, 2nd by Brenda Radzinski.

Ayes - 5; Nays - 0

Respectfully submitted,
Sarah Bradshaw, Secretary