

**TOWN OF GAINES
PLANNING BOARD MEETING
NOVEMBER 4, 2020
TOWN HALL**

Meeting called to Order at 7:00 P. M. by Chairman Watt.
Chairman Chris Watt led the Pledge to the Flag.

Present: Christopher Watt, Chairman; Justin Kirby; Carole Patterson; Brenda Radzinski
Excused: Alphonso Capurso

Guests in Attendance: Sherman Gittens with MRB Group; Janet Ward, DG New York-Next Era Energy Resources; Tim Uderitz; Dan Uderitz; Drazen Gasic with LaBella Associates DPC, Ray Burke and Dan Strong – Town of Gaines

APPROVAL OF MINUTES

Motion to approve the minutes of October 6, 2020 by Carole Patterson, 2nd by Brenda Radzinski.
Ayes 4; Nays 0; Absent 1, Capurso
Carried

OLD BUSINESS

Button Special Permit – Chairman Watt was informed that Mr. Button wants to withdraw the application. As for Chairman Watt, a letter was sent to inform Mr. Button that if he wants to do something he needs to retouch with the board and is now closed.

Gaines-Waterport Road Solar Application (This is still only a discussion with our engineers and solar reps about the plans)

Chairman Watt opened the meeting and started asking if anyone had any comments regarding the Solar Panels for Gaines-Waterport Road.

Comments were made regarding the access roads that were commented on from the Orleans County Emergency Management. Dan Strong sent information over to the MRB group in October with concern regarding this concern and stating that they need at least 300 feet of access to get to emergency vehicles down the access roads. Drazen Gasic with LaBella Associates DPC spoke up and showed a photo of the outline showing the multiple accesses that they have created for this situation. He also stated that the equipment is set up so that members can access the equipment remotely so they could shut things down. However Emergency Management still needs to have access in case of fire, etc. Chairman Watt asked about Secondary Roads. MRB stated that the codes officer needs to figure this out and may have to create a loop to get in and out. Dan strong concerned about fenced in area, wants everyone to be safe during emergencies.

Sherman Gittens MRB explained how they have the access roads set up and are in talks with Drazen and Janet regarding the access road situation and will be getting more information, a large amount of comments are standard; MRB assumes most are addressed by the applicant in their application and response. The applicant stated that the questions and concerns are actively being addressed.

Also discussed application of what would be grown in the area that the solar panels would be residing, both Drazen Gasic with LaBella Associates DPC and Janet Ward, DG New York-Next Era Energy Resources stated that they would be planning flower seed, grass seed mix and low minimum vegetation. They were also going to allow bee keeping and sheep herding to help keep the vegetation down. Chairman watt was concerned about this and who was going to maintain all of this.

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MRB's job is to make sure everything DG New York CS is doing is correct.

Carole Patterson suggested we follow the plan of the MRB's Group Schedule, but perhaps not the dates.

Chairman Watt discussed Operation & Maintenance, which has been a problem not only across New York, but across the country. The Town wants to be assured who will be the owner, if it sells, to who it sells, etc. Janet Ward expressed that NextGen is a big energy company, and holds the projects themselves. MRB wants to a complete handle on who is in charge, at all times. Chairman Watt said we are trying to avoid problems, we need more detail, and we (and MRB) want this to operate under our conditions.

The Board concluded the discussion with the understanding that all the MRB Group's questions will be answered and the project will move accordingly.

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NEW BUSINESS

Received an Application from Kast Farms, wants to subdivide a parcel of land to build a house. We will need a motion for a hearing at our next meeting.

Motion made by Carole Patterson, 2nd by Brenda Radzinski.

Ayes 4; Nays 0; Absent 1, Capurso

No further business.

AJOURNMENT

Motion to adjourn at 9:00 P. M. by Justin Kirby, 2nd by Carol Patterson.

Ayes 4; Nays 0, Absent 1, Capurso

Respectfully submitted,
Sarah Bradshaw, Secretary

