

TOWN OF GAINES
PLANNING BOARD, MEETING
OCTOBER 6, 2020
TOWN HALL

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

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

Guests in Attendance: Lance Brabent and Sherman Gittens with MRB Group; Janet Ward, DG New York-
Next Era Energy Resources; Tim Uderitz; Dan Uderitz; James Kirby

APPROVAL OF MINUTES

Motion to approve the minutes of September 1, 2020 by Carole Patterson, 2nd, by Justin Kirby.
Ayes 4; Nays 0; Absent 1, Capurso

PUBLIC HEARING

Opened at 7:02 P. M.

Metcalf Land Division — James Kirby, acting as agent for
Metcalf No comments or written objections received. Hearing
closed at 7:07 P, M.

Motion by Justin Kirby to approve land division, 2nd by Brenda Radzinski.
Ayes 4; Nays 0; Absent 1, Capurso

OLD BUSINESS

Richard Taylor gave the Planning Board the survey as requested, Mr. Taylor is all set to go.

Dennis Button Special Permit, Mr. Button did not show at the September meeting; therefore, we
postponed his request. Chairman Watt explained this is a two-step process, as Mr. Button needed to
meet with the Zoning Board of Appeals for approval first, for a variance for present garage as a
temporary business site, because of side set back. Side set back was approved by Zoning Board
Appeals. He failed to come back to Planning Board for us to OK the garage as a temporary place of
business. The second part is the new building to permanent place of business but needs a permanent
ROW, As of this date we have not received any evidence of this.

Justin Kirby suggests removing the Special Permit application from the process until the paperwork is
complete and Mr. Button is present. Chairman Watt suggested writing a letter to Mr. Button to see
where things stand.

Motion by Carole Patterson to have the Chairman write a letter to Mr. Button, 2nd by Brenda Radzinski.
Ayes 4; Nays 0; Absent 1, Capurso

David Oakley — Addition to building

Application has County Planning Board approval to move forward.
Motion by Brenda Radzinski to approve addition to building, 2nd by Justin Kirby.
Ayes 4; Nays 0; Absent 1, Capurso

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NEW BUSINESS

The next scheduled Planning Board meeting would be Tuesday, November 3, 2020, but the Town Hall is closed for essential business on Election Day. The Chairman asked the members if they would like to skip the November meeting, or change the date of the meeting. After discussion, the board felt the November meeting should be moved.

Motion by Justin Kirby to move meeting to Wednesday, November 4, 2020 at 7:00 P. M., 2nd by Brenda Radzinski. Clerk to publish notice.
Ayes 4; Nays 0; Absent 1, Capurso

We recently received an Application from T. R. C. for a Solar Farm at 14325 W. Bacon Road, including the application fee and \$15,000 Legal and Engineering fee. We can forward the application to the engineer and the attorney to move forward,

Motion by Carole Patterson to forward the T.R.C. Application to the Town Engineer and the Town Attorney, 2nd by Justin Kirby.
Ayes 4; Nays 0; Absent 1, Capurso

Application from DG New York CS for a Solar Farm at 2378 Gaines Waterport Rd. This application was originally submitted to the Zoning Board of Appeals, then resubmitted to the Planning Board, The Town Engineers have been reviewing the application and have submitted a letter requesting more details. Both the Town Engineers (MRB Group) and the Applicant are present.

Sherman Gittens explained the MRB letter, very preliminary, 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 letter has been received and the questions and concerns are actively being addressed, as the letter arrived just a few business days before this meeting.

Discussed storage, wetlands, accurate estimates, etc.

Lance Brabent with the MRB Group handed out a tentative draft schedule, overview of the project, required referral to the County Planning Board, SEQR requirements and target dates. Chairman Watt thought the timeline was aggressive, as changes needed by October 16 for the Town and MRB Group to move forward for the November meeting. The Chairman has requested ten (10) printed copies for town officials,

Discussion followed. Chairman Watt asked if the solar panels were going to be mechanical? Janet Ward replied they are single access tracker panels, mounted on posts 8 feet tall, will rotate with the sun, east to west. Chairman Watt asked if the posts were set in concrete? Janet Ward replied they are mounted on ground screws, which is the least impact on the ground, and are pile driven. The Planning Board is requesting a completed Geo-Type study.

Very definitive, multi posts, 2 panels wide, store vertically, racking company will design depending on the soil type. Each will be under the 20 foot required by the Town, probably 15 feet tall when vertical.

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Discussions continued. Lance Brabent discussed wetlands, the Army Corp of Engineers, MRB Group will need a copy of the elevation, detailed of what the panels look like, pervious surfaces, storm water plan, acres used, all must be in compliance with the Department of Conservation.

The parcel of land is 93 acres, with 23.8 acres for this project.

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.

No further business.

AJOURNMENT

Motion to adjourn at 8:30 P. M. by Carole Patterson, 2nd by Brenda Radzinski.

Ayes 4; Nays 0, Absent 1, Capurso

Respectfully submitted,
Sarah Bradshaw, Secretary