

TOWN OF TRENTON PLANNING BOARD

JOHN PANZONE, Chairman
PAUL DAVIDSON, Member
CHRIS CRUMB, Member
DAVID CONSTABLE, Member
WILLIAM NOETH, Member

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WILLIAM BRADLEY, Member
JOSEPH SAMSON, Member
KATHLEEN KELLOGG, Member
THERESA INSERRA, Secretary

August 3, 2020

Meeting called to order at 6:47

Roll Call

Members: Joe Samson, Acting Chair
William Noeth, Member
Dave Constable, Member
Kathy Kellogg, Member

Leo Boulerice – Zoning Enforcement Officer
Ken Cutler – Codes Enforcement Officer

Missing: John Panzone, Chairman
Will Bradley – Member
Paul Davidson, Member
Chris Crumb, Member

Guest: Shelby Carrigan – Heart & Sole Dance Studio
Albert Zangrilli – Engineer for Van's Tavern

- 20054 – Shelby Carrigan Sign Permit application for Dance studio located in the CenterPoint Church Plaza. Applicant presented with a color rendering and measurements for her sign. The sign will fit into the existing frame at the CenterPoint Church location in Barneveld. Leo stated that the size of the sign is ok. Dave made a motion to approve the sign as submitted. Kathy seconded. All approved
- 20012 – Charles O'Donnell – Renovation to Van's Tavern. Albert Zangrilli, the architect for the Van's Tavern renovation, presented to the meeting with updated pages C-1 and C-2 for the septic. He has been reviewing the plans with Don Ehre who sent an email to the PB Secretary at 5:13. The changes are removal of the back patio completely and focus

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on internal only. He reviewed Don's email and addressed each item with the board. Albert will review these responses with Don tomorrow.

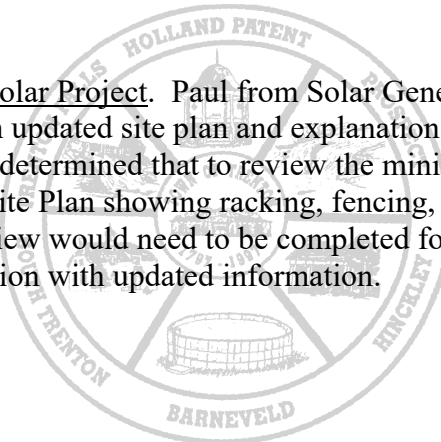
Issues from the board:

Dave questioned fencing around the leach fields and suggested changing flow of kitchen exhaust fan from the side (facing the residents) to the top. Ken had issue with the indoor capacity not including standing patrons. The board request updates to the design to add location of garbage and used grease dumping area. Also update the plans to add the occupancy load for each area of the building. The board advised Mr. Zangrilli about the work session on the last Monday of the month.

- 20057-20058 - Rob Foote Applicant wishes to build a 60' x 100' Pole Barn on the property located on Veterans Way in Barneveld. The application is incomplete. Leo will contact him for a revised application to include all the uses that are taking place on the property and he needs to come to the work session and if he doesn't come to the work session Leo will put a stop work order. Joe suggested that the letter include current uses and anticipated uses and specific code that Mr. Foote is in violation of. That way if Mr. Foote does not come in compliance, we have specific information to present to him.

Updates on current projects:

- 19081/19082 - Teton Management – Hulser Road. Applicant requests to construct and operate a large-scale solar system in a Residential Mobile Home zoning district. Plans have gone out to SEQR for review. Will review at September meeting.
- 19052/19053 – Mallory Rd. Solar Project. Paul from Solar Generation presented at the July 27th work session with an updated site plan and explanation of the project. The board reviewed the plans and determined that to review the minimum that would need to be submitted for review is a Site Plan showing racking, fencing, landscaping. Also, the Application for Site Plan Review would need to be completed for items A – T. He will come to the August work session with updated information.



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- Change in September meeting day from September 7 to September 14. The change is due to the Labor Day holiday.

Minutes

Review of July 6, 2020 minutes: Kathy made a motion to accept the July minutes. Bill seconded. All approved.

Additional Topic Discussed:

Our local solar law was passed in November 2017. Joe stated that there another version of the model solar law. There is a break point for 25 KW and 25 MW. If it is greater than 25 MW, then it goes through the state for siting and approval and the town can be part of that process, but they have to elect to be part of that process. 25 MW and less, the town approves. Our current law considers anything greater than 25 KW a large-scale solar project. Now there is a new portion of the model law to deal with projects as Tier 1, Tier 2 and Tier 3.

(From the New York Solar Guidebook, version July 2020:

Tier 1 Solar Energy Systems are defined as all Roof-Mounted and Building-Integrated Solar Energy Systems and are permitted in all zoning districts. Tier 2 Solar Energy Systems are Ground-Mounted systems that use the electricity generated from solar panels primarily onsite. A municipality may define Tier 2 Solar Energy Systems according to their physical size using measurements similar to those found in the zoning ordinance's bulk and area requirements (measured in acres, square feet etc.), or based on energy capacity due to the fact that the physical size of a Solar Energy System tends to increase as kilowatts produced increases. Tier 3 Solar Energy Systems are systems that are not included in either Tier 1 or Tier 2 Solar Energy Systems. Note that Solar Energy Systems producing 25 MW or more are required to seek a permit through a State-level siting process administered by the Office of Renewable Energy Siting (ORES). ORES will ensure that siting decisions are predictable, responsible, and timely, while providing opportunities for local engagement throughout the process. Additionally, new solar

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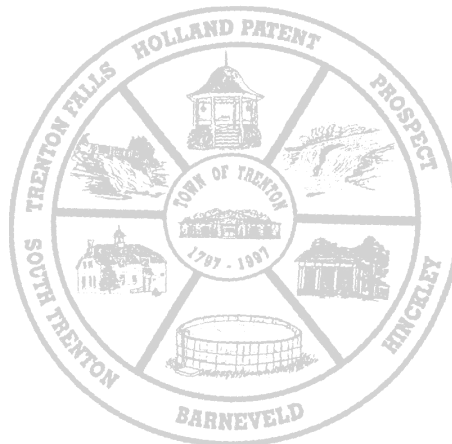
projects between 20-25 MW and existing projects in the initial phases of the Article 10 review process may opt-in to the ORES review process.)

Joe suggested that board should put together a subcommittee to create or modify the current solar law that addresses 25 MW and lower projects. He said that the town board is reluctant to create a moratorium until the board knows what the end game is. We can suggest that the end game is that the Planning Board would like to revise the solar law to include the tiers. The board as present at this meeting was in agreement.

Adjournment

Bill made a motion to adjourn the meeting. Dave seconded.

Meeting adjourned at 8:32.



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