

# TOWN OF TRENTON PLANNING BOARD

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

PO Box 206  
Barneveld, NY 13304-0206  
TDD Dial 711  
FAX (315) 896-4045  
trenton@town.trenton.ny.us  
www.town.trenton.ny.us

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

September 14, 2020

Meeting called to order at 6:32 P.M.

## Roll Call

Members: John Panzone, Chairman  
Joe Samson, Member  
William Noeth, Member  
Paul Davidson, Member  
Kathy Kellogg, Member

Leo Boulerville – Zoning Enforcement Officer

Missing: Dave Constable, Member  
Will Bradley – Member  
Chris Crumb, Member

Guest: Andrew Day – Teton Management  
Bill VanAlst – Larsen Engineering

- **19081/19082 - Teton Management - Hulser Road large scale solar project.** Bill and Andrew presented at the meeting with updated site plans which were also sent in an email to the Planning Board Secretary on September 11, 2020. Bill advised that since he last visited with the Planning Board in March, the Battery Storage portion of the project has been dropped. Also, since then a Wetland Delineation was completed, and it was found that there were several wetlands on the site that were not previously identified. The plans that were sent to SEQR most recently show adjustments to the access road due to the identification of the wetlands. Also shown were adjustments to the array locations to avoid the wetlands. Since then, Larsen has met with the Army Corp of Engineers and the wetland delineator and based on their review, Larsen has minimized any permanent impact on the wetlands to less than 1/10<sup>th</sup> of an acre. Steve Metivier from the Buffalo district of the Army Corp of engineers has determined that they are good to go. A change made to tonight's plans was the addition of an access drive that goes down to the southern array and that is where the tracker arrays are located and them may require more

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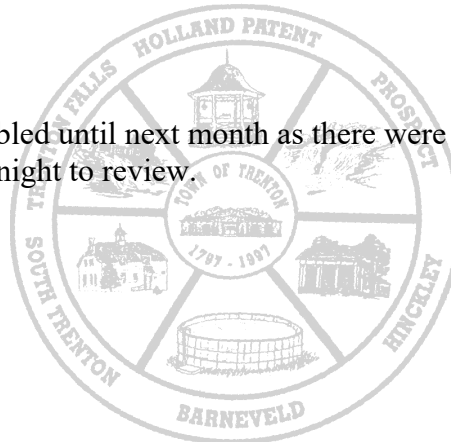
maintenance. The board reviewed the new plans against the prior plans and no major changes were noted. At this time, the board reviewed the SEQR responses that were received. The board questioned if the decommission statement had been sent in and reviewed. Leo stated it was received and forwarded to the new town attorney for review. In addition, if the board approved the project tonight, the building permit will not be issued until the decommissioning plan has been accepted and been approved by the town board and attorney. John contacted the attorney by phone during the meeting. The attorney had just received the plan and was in process of reviewing it. The applicant was then told that once the Town Board reviewed it, a special meeting could be set up to review the project. The applicant advised that no money would be given from the state until the project received site plan approval. At this point, the Planning Board cannot make a decision until the Town Board has reviewed the Town Attorney's recommendation.

## Updates on current projects:

- **19052/19053 – Mallory Rd. Solar Project.** The site plan has gone out for SEQR review. Don Ehre's response has been received and forwarded to Solar Generation for review.
- **20012 – Charles O'Donnell – Renovation to Van's Tavern.** Albert Zangrilli, the architect for the Van's Tavern renovation, presented to the 8/3/2020 meeting with updated pages C-1 and C-2 for the septic. He has been reviewing the plans with Don Ehre.
- **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.

## Minutes

Review of August 2020 minutes: Tabled until next month as there were not enough members from that meeting that are present tonight to review.



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## Additional Topic Discussed:

- OCIDA Proposal Solar Policy – Joe Smith sent out updates received from OCIDA to Planning Board for comment. PB Secretary passed out copies to the Planning Board for review and send any comments to Joe Smith as soon as possible.
- Upcoming on Wednesday September 16, 2020 is Notice of Public Hearing for Proposed Local Law B of the year 2020 to impose a moratorium on the acceptance or approval of applications for permits authorizing the construction or emplacement of certain solar energy collectors or generators as non-accessory uses in all zoning districts. It will be held at 6:00 at the West Canada Pavilion at the Trenton Town Park. Joe Samson stated that the moratorium is so that we can make a recommendation to the town board to modify the current solar law to mirror the state solar law. 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 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.)

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## Adjournment

Joe made a motion to adjourn the meeting. Paul seconded.

Meeting adjourned at 7:55.



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