

WILLIAMSON PLANNING BOARD

Meeting Minutes July 11, 2017

Present:

J. Ferrante
J. Fox
D. Hoffman
R. Stevens
J. Willis, Chair

Absent:

A. Reid

Also in attendance: L. Cino, R. Lu, M. Clarke, N. Comstra, R. Shrivastava, B. Crawford, T. Alexander, N. Gowan

The **Work Session** was opened at 7:05 p.m. by J. Willis, Chair. Materials for the agenda items were distributed and reviewed. T. Alexander, Building Inspector, was introduced.

The **Planning Board Meeting** was called to order at 7:30 p.m. by J. Willis and the Pledge of Allegiance was recited.

The Motion was made to approve the Minutes of the June 6, 2017 Planning Board Meeting as written. Motion carried.

AGENDA ITEM #1

Application for Subdivision of Land Review per Town of Williamson, Town Code, Chapter 152, Article III, Section 152-8 for Luke Cino, 5591 Route 21, Williamson, NY. Property is 2.10 acres located at 7829 Hamilton St Ext, owned by Dennis & Kimberly Cooney, 7813 Hamilton St Ext, Williamson, NY, and zoned MU-2 (Pultneyville Mixed Use).

The Public Hearing was opened.

L. Cino was present representing D. and K. Cooney, owners.

Parcel will be subdivided from existing home site; there are currently no plans for use of the property. Maps were reviewed.

J. Willis asked for additional comments, questions, and/or concerns. There were none.

The Public Hearing was closed.

Motion was made to approve the application for Subdivision of Land Review per Town of Williamson, Town Code, Chapter 152, Article III, Section 152-8 for Luke Cino, 5591 Route 21, Williamson, NY as requested. Motion carried.

AGENDA ITEM #2

Application for Site Plan Review/Special Use Permit Town of Williamson, Town Code, Chapter 178, Article II, Section 178-21 for Abundant Solar Power, Inc., 900-2235 Sheppard Avenue, East Toronto, ON, Canada. Property is 16 acres located at 4794 Route 104, Williamson, New York – Eagle Ridge Golf Driving Range, and zoned C-2 (Transitional Commercial).

The Public Hearing was opened.

R. Shrivastava, Larsen Engineers, was present. Representatives from Abundant Solar Power Inc. were also present.

The proposed project involves the building of a 2MW solar power photovoltaic array for a Community Distributed Generation project on the property in order to provide clean renewable energy to businesses and residents in the area. The project will provide lower cost green energy to small and institutional buildings and other interested RG&E users. Location is a 16 acre parcel and is zoned Transitional Commercial (C-2). Setbacks are met and a drainage plan is provided. NYSERTA is the funding agency. The existing building on the property will be utilized and will offer educational opportunities regarding green energy, solar power, climate change, etc. The woods on the south side of the property will remain and the system will not be visible from Ridge Road. The site will be fenced and visually screened where required. There are no wetlands on the site and no significant environmental impact. The project is in compliance with Town Code and will remain on town taxes.

Additional discussion included:

- No additional run off from rainfall.

- No anticipated traffic issues.

- Panels are purchased from Europe, Asia, USA – depending on the best value.

- Panels have good life expectancy.

- Construction plans will be fine-tuned.

- Power will go directly from the panels to an existing pole.

- Code requirements will all be met.

- Applicants (Abundant Solar Power) currently have an offer in place with the owner to purchase the property.

Maintenance – the lawn will be mowed and maintained.

Neighbors of the adjacent property received letters introducing the project and information sharing. They received contact information and were given the opportunity to ask questions and express concerns.

Applicant would like to build as soon as possible.

J. Willis asked if there were additional comments, questions, and/or concerns. There were none.

The Public Hearing was closed.

The Motion was made to accept the application for Site Plan Review Town of Williamson, Town Code, Chapter 178, Article II, Section 178-21 for Abundant Solar Power, Inc., 900-2235 Sheppard Avenue, East Toronto, ON, Canada as requested contingent that all SEQR and environmental reviews are received and met. Motion carried.

The Motion was made to adjourn the Planning Board Meeting at 8:30 p.m. Motion carried.

Respectfully submitted,

Joanne Greaney