

**TOWN OF PENDLETON
PLANNING BOARD MEETING MINUTES
August 18, 2020**

MEMBERS PRESENT: Joe McCaffrey John Higgins, Dave Naus, Dave Kantor, Anthony Dell’Isola

Members Excused: Nick Kwasniak, Dan Vivian

Others Present: Town Engineer Dave Britton

1. Meeting called to order by Chairman Joe McCaffrey at 7:30PM.

2. Informal Business

N/A

3. July 21, 2020 Meeting Minutes

A motion was made by John Higgins & seconded by Dave Naus to approve the Minutes of the July 21, 2020 Planning Board (PB) meeting. All agreed.

4. Borrego Large Scale Solar System – 6000 Donner Road

Mr. Marc Kenward was in attendance representing the applicant.

Mr. Kenward briefed the planning board on a proposed 5MW large scale solar project to be located at 6000 Donner Road. The property is zoned Light Industrial.

The project will encompass ~12.2 acres of the 48.88-acre land parcel. The proposed project currently meets all town codes regarding size, setbacks & lot coverage currently at 24.96% (maximum allowable 25% coverage per town code). Overall site disturbance is estimated to be 8.0 acres. The solar panels maximum height will be 9’ & will face south. A glare study was submitted & determined to be minimal. The construction, if approved, is slated for the spring/summer of 2021 & will take 3-6 months to complete.

The project requires an annual Special Use Permit issued by the Town Planning Board.

The Planning Board & Town Board agreed upon a landscape plan with the applicant that would screen the project from Donner Road.

SEQR: The Planning Board initiated an extensive review of the Full Environmental Assessment Form. On a motion by John Higgins & seconded by Dave Kantor a Negative Declaration was issued. The Planning Board Chairman was authorized to sign the SEQR form at that time. All agreed.

7:40PM Public Hearing

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A Public Hearing was opened for the Borrego Solar Project on Donner Road. Mr. Marc Kenward briefed the project in-depth.

Chairman McCaffrey then opened up the hearing for questions. There were multiple questions regarding the project to include new utility pole construction, setbacks, gas line issues, local fire department costs/training, & construction routes & schedule.

All questions from those in attendance were addressed. On a motion by John Higgins & seconded by Dave Naus the Public Hearing was closed at 8:09PM.

On a motion by Dave Kantor & seconded by Anthony Dell'Isola the project was conditionally approved upon the following:

- a. The applicant is required to work with the Town Board & Town Attorney on finalizing the decommissioning bond & the PILOT program.
- b. The applicant must supply the planning board three copies of the final SWPPP & five copies of the final engineered drawings.
- c. The applicant will abide by the agreed upon construction traffic plan that minimizes noise & Donner Road damage (i.e., all construction traffic will enter/exit via Transit Road). In addition, the applicant will follow all Town Code work hours/noise restrictions & post signs for construction vehicles for traffic plan compliance.
- d. The applicant will work with the Town Building Inspector for required curb cuts & widening the approach for construction traffic into the construction site.
- e. The applicant will meet with the Highway Department for a pre/post construction inspection of Donner Road & will be financially liable for any damages to the road.
- f. The applicant will work with the Town Building Inspector for Stormwater Management Inspection (Code Section 131-5).
- g. A Knox Box will be placed on the entrance gate(s) for fire department access.
- h. Finally, a Special Use Permit is required & will be issued once all of the conditions are met.

5. Munson Two Lot Minor Subdivision – 5119 Feigle Road

The applicant Mr. Munson was not in attendance. Mr. Higgins briefed the planning board on the proposed action.

The minor subdivision consists of portioning the current 6.5-acre property into two lots of 4.7 & 1.8 acres respectively. The area is zoned R-2 Residential. The subdivision meets all Town Codes & there are no environmental issues.

6. Mr. & Mrs. Prince Pond - 6749 Bear Ridge Road

The applicant Mr. Prince was in attendance.

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Mr. Prince briefed the proposed pond on his Bear Ridge property. The pond will be ~ 0.5 acres & will be oval shaped & ~170' long by 130' wide. The applicant was briefed on all Town codes for grading, drainage, setbacks & signage.

7. Public/Press Comments and Questions

N/A

8. Adjourn

On a motion by Dave Kantor and seconded by Dave Naus the Meeting was adjourned at 9:15PM. All agreed.

Respectfully Submitted

John Higgins, Administrative Secretary
Planning Board, Town of Pendleton

cc: *via email only*
All Members of Planning Board
Mr. Joel Maerten, Town Supervisor
Mr. Claude Joerg, Town Attorney
Mrs. Deborah Maurer, Town Clerk
Mr. Jim Chisholm, Town Assessor
Mr. Jeffrey Stowell, Highway & Water/Sewer Superintendent
Mr. David Leible, Councilman
Mr. Jason Evchich, Councilman
Mr. David Fisher, Councilman
Mr. Justin Graham, Councilman
Mr. Theodore Joerg, Town Prosecutor
Mr. John Sansone, Town Prosecutor
Mr. David Britton, GHD Engineering
Mr. Ronald Diedrich, Building Inspector/Code Enforcement Officer
Mr. Joseph Follendorf, Building Inspector/Code Enforcement Officer
Superintendent, Starpoint Schools
Board of Appeals
Conservation Advisory Council
NYS DEC

NOTE: THE ABOVE PLANNING BOARD MINUTES ARE INFORMATIONAL AND FORMAL APPROVAL ACTION WILL NOT TAKE PLACE UNTIL THE September 15, 2020 PLANNING BOARD MEETING.