

**TIOGA COUNTY PLANNING BOARD
MEETING MINUTES
September 16, 2020**

~~Ronald E. Dougherty County Office Building
Legislative Conference Room — Main Floor
56 Main Street, Owego, NY~~

7:00 PM

I. CALL TO ORDER AND INTRODUCTIONS

- Chairman D. Chrzanowski called the meeting to order at 7:04 PM.
- Note - this meeting was conducted via Zoom as allowed by Governor Cuomo Executive Order regarding COVID-19 spread prevention. These minutes also serve as a transcript of the meeting.

II. ATTENDANCE

A. Planning Board Members:

Present: Doug Chrzanowski, Rawley Filbin, Art Cacciola, John Current, Tim Pollard, Mike Reynolds, Sarah Titus, Chelsea Robertson, Pam Moore, Georgeanne Eckley, Grady Updyke

Excused: Tim Goodrich

Absent:

B. Ex Officio Members:

C. Local Officials: None

D. 239m Review: Kelly Sullivan and Robert Switala of Bergmann, PC and Alyssa Neilson and Annie McQuillan of Delaware River Solar, LLC for NY Tioga I, LLC

E. Guests: none

F. Staff: Elaine Jardine

III. APPROVAL OF AGENDA

- Approval of agenda.

G. Eckley/C. Robertson/Carried
None Opposed
No Abstentions

IV. APPROVAL OF MINUTES

- Approval of August 19, 2020 minutes.

M. Reynolds/G. Eckley/Carried
None Opposed
No Abstentions

V. PRIVILEGE OF THE FLOOR

- None heard.

VI. CORRESPONDENCE

- On file at the EDP Office

VII. NEW BUSINESS

A. 239 Reviews

1. County Case 2020-012: Town of Owego, Special Use Permit, Delaware River Solar, LLC for NY Owego II, LLC.

The applicant is proposing to develop, construct and operate a 7MW /AC solar photovoltaic system via lease agreement with the property owner located on Glenmary Drive, near the intersection with Goodrich Road. This solar project will occupy approximately 26.92 acres of this 138.77-acre farmland. This Community Distributed Generation solar project will generate enough energy to provide 870 Owego households with a reduced energy bill.

Solar panels will be installed on existing grade (no grading or earthwork) via a racking system that is supported by steel pile driven into the ground. The angled panels will measure three feet from the lower end to 15 feet on the higher end off the ground. A seven-foot high-wire mesh perimeter fence with locking gate will be installed surrounding the project facility. An existing gravel road from Glenmary Drive, that runs up the middle of the property and turns into an existing field road running along the western boundary, will be used to access the project location. Electrical lines will be installed underground. The location of the project will be to the rear of the property, therefore the distance will prevent view of the solar arrays from the houses along Glenmary Drive. The applicant will develop a SWPPP and submit it to NYS DEC. There will be sufficient distance between module arrays to allow rainfall to infiltrate in between and flow between arrays, allowing runoff to naturally infiltrate and drain over ground surface.

Construction is expected to take four months. The applicant has provided a Decommissioning Plan that ensures the project owner will provide adequate financial resources to the Town of Tioga in the event they abandon the project.

Because the subject property and all surrounding properties are enrolled in the NYS Agricultural Districts Program, the Town of Tioga is conducting the Agricultural Data Statement form process.

Staff recommends approval of the site plan review with the condition that the applicants obtains a highway driveway permit from the County Department of Public Works.

Motion to recommend approval of the Site Plan Review with the condition noted:

S. Titus/J. Current/Carried	
Yes	6
No	4 (P. Moore, T. Pollard, G. Updyke, M. Reynolds)
Abstention	1 (D. Chrzanowski)

VIII. REPORTS

A. Local Bits and Pieces

- 1. Town of Candor (A. Cacciola)**
 - Candor Farmers’ Market is closed now but had a successful season.
 - Iron Kettle is still having their Spooktacular season, but will allow parking only in the paved parking lot, not the big grass lot.

- Candor Storage wants to construct an addition. Will have to come before the County Planning Board for recommendation if the Town determines it requires Site Plan Review via their local law and if the storage facility is located on a state route.

- 2. **Town of Tioga** (D. Chrzanowski)
 - No report.

- 3. **Town/Village of Spencer** (T. Goodrich)
 - Not in attendance.

- 4. **Town of Berkshire** (T. Pollard)
 - No report.

- 5. **Village of Newark Valley** (M. Reynolds)
 - No report.

- 6. **Town of Newark Valley** (S. Titus)
 - No report.

- 7. **Town of Barton** (G. Updyke)
 - No report.

- 8. **Town of Owego** (J. Current)
 - No report.

- 9. **Town of Nichols** (P. Moore)
 - No report.

- 10. **Village of Waverly** (R. Filbin)
 - No report.

- 11. **Village of Owego** (G. Eckley)
 - No report.

B. Staff Report: no questions.

IX. OLD BUSINESS

T. Pollard requested that E. Jardine provide the TCPB with amount of households that have been covered with solar projects electric bill reductions. E. Jardine said she would. She also reported to the Board members that she asked the Agricultural and Farmland Protection Board Members at a meeting last week if they felt comfortable providing the TCPB with some policy or guidelines regarding the location of solar projects on farmland. They seemed hesitant to do that. She is most concerned about the aggregate or cumulative impact of all these smaller solar projects on farmland. E. Jardine asked Chelsea if she has seen this volume of solar projects in the counties she serves. Chelsea responded through chat - We do not have near the quantity of projects in Chemung, Schuyler and Steuben. We have been told it is due to not having the capacity at our substations and too many upgrades would be needed. EDP will update the solar projects map

approved to date, and also provide the number of households covered. EDP will continue to work with the AFPB on this issue.

X. ADJOURNMENT

- A. Next Meeting October 14, 2020, @ 7:00 PM via Zoom.
- B. Motion made to adjourn at 7:47 PM. C. Robertson/T. Pollard/Carried.

Respectfully submitted,
Elaine Jardine, Tioga County Planning Director
Economic Development and Planning