



PLANNING BOARD

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Chairman: Robert Thompson * Vice-Chairman: James Ninos * Secretary: Paula VanDyke

**Allegany Planning Board Meeting
Minutes: January 19, 2022**

Present: Jon Gorton, Chuck Jessup, Robert Thompson, Jason Isaman, Jim Ninos, Valerie Perkins, Jean-Louis Roederer, John Stoltzfus, Mandi Joyce-Phelps

Absent: Dale Foster, Paula Van Dyke

Staff: Kier Dirlam – Director of Planning, Michelle Denhoff – Asst. Director; Nick Arquette – P&D Specialist

Guests: Rich Buck – Town of Friendship Attorney; Brook Harris – District 5 Legislator, Ex-Officio Board Member

Location: Virtual Platform Zoom & Crossroads Conference Center, Town of Angelica

I. CALL TO ORDER:

Chair Thompson called the meeting to order at 7:05 PM. Guests present were welcomed during the annual election of officers that preceded the business meeting.

II. MINUTES:

- A) **Minutes from December 15, 2021 were reviewed. On a motion by J. Ninos, seconded by M. Joyce-Phelps, the December 2021 minutes were reviewed and approved with corrections identified (title change).**

III. NEW BUSINESS:

- A) Town of Friendship is referring a local law to be enacted titled “Town of Friendship Solar Energy Systems and Facilities” for review: Ms. Denhoff introduced the law, stating that she and Mr. Arquette went through it and only found one questionable item on Pg. 9, Section 7 “Permitting Requirements for Tier 2 Solar Energy Systems/Facilities”, item D “Screening & Visibility”, #2, related to minimizing blockage of views and shading property to the north. Mr. Buck stated that he did bring that up to the Town of Friendship and the change has been addressed, updated to reflect all directions rather than just north facing. He went on to state that there is a development project being considered in Friendship and that is why the board decided to create this law. The public hearing is being held this evening and the board is waiting to hear of this planning boards decision before they approve and adopt the law, if there are no comments presented. There was no further discussion.

On a motion by J. Ninos, seconded by C. Jessup, the Allegany County Planning Board moved to approve the Town of Friendship Energy Systems and Facilities local law.

IV. OLD BUSINESS: The Town of Alfred recently approved the smaller solar project that was reviewed previously, being developed by Delaware Solar.

V. CORRESPONDENCE:

- 12.20.21 – Eight Point Wind, 16-F-0062, Notice to Construct and Operate a 16.5-mile 115kV Transmission Line.
- 12.23.21 – Eight Point Wine, 16-F-0062, Order Approving Compliance Filings
- 01.06.22 – NYSPRHPO, recommendation that Reynolds House in the Village of Alfred be listed on the NYS Register of Historic Places and nominated to the National Register of Historic Places.

VI. REPORTS:

- A) DEC Report – 12/22/2021 Negative Declaration for Herbicide treatment at Coyle Hill State Forest; 01/5/2022 SPDES Renewal for NYSDOT wash station in Caneadea; 1/5/2022 Positive Declaration and Notice of Scoping Statement for Hyland Landfill Expansion – There was minimal discussion; however, Ms. Denhoff did cite the map provided on the Hyland Facility website, to provide details of the intended expansion; 1/19/22 Article 24 Permit request to complete temporary disturbance of a NYS Freshwater Wetland for cattail excavation in Scio (released today and not provided in the packet).
- B) Intergovernmental Review Projects [IRP’s] – There was one provided that relates to the Wellsville Municipal Airport, where State and Federal monies have been allocated for a project to design rehabilitation of the main and north aprons.
- C) Southern Tier West Report – Director Dirlam shared his screen during the zoom session, to show a report that was recently received from STW. Trainings have been scheduled for February and March in 2022, related to mostly town and village boards, funding, and other general topics. Other items of interest included some different NYSERDA programs they are working on, but none seemed to have a focus in Allegany County, and they are preparing for their next round of ARC grants (summer 2022). The report was not provided in the packets, but will be shared via email.
- D) Community Planning Updates – Mr. Arquette provided an update on the zoning law progress in **Almond** and indicated they are also working on a solar law separately. Ms. Denhoff provided an update on the **cannabis regulations**, stating that about half of Allegany County municipalities opted in to allow for dispensaries and/or consumption sites. This will be followed up with some planning outreach and initiatives coming in the near future, as only five of the towns that opted in have any type of zoning in place. The **Amity/Belmont comprehensive plan** rough draft was submitted to that working committee for their review mid-December. Once they have comments compiled, we will work with them to add those comments in and at that time will make it available for public review and bring it to this board (likely March or April). Both **Caneadea and Belmont** are working on some zoning map changes with Director Dirlam and the Belmont changes will likely come to this board for review shortly. The **Town of Andover** had a public hearing related to the wind law they are considering and are working to add in the comments from that. M. Joyce-Phelps indicated that she let the Town Supervisor know that it should be referred to this board before approval and adoption.

- E) Trainings – In addition to the trainings that Director Dirlam shared from STW, a webinar is scheduled to take place on February 10th: Large Scale Agrivoltaics; Solar Grazing on Utility Scale Solar Facilities in Western NY, Part 1 Sheep Grazing that is based on rural land. It may be very relevant to Allegany County, as it includes a solar facility that was developed by EDF Renewables, the company that is working on the large Moraine Solar project that will be constructed in Burns.
- F) Planning & Economic Development Office Report/Updates – Provided in packet; Director Dirlam highlighted some items including upcoming meetings related to LWRP project lists; Activity on trail town initiatives and grant applications; completion of the Allegany Trail Connection grant project; and COVID updates on website, citing the data dashboard is no longer active, as of January 11th.

VII. GOOD OF THE ORDER:

VIII. ADJOURNMENT:

The next meeting is scheduled for **February 16, 2022 at 7 PM**, pending receipt of referrals.

On a motion by C. Jessup, seconded by J. Gorton, the meeting is adjourned at 7:46 PM.