



PLANNING BOARD
 Crossroads Commerce & Conference Center
 NYS Route 19
 Belmont, NY 14813
 585-268-7472
www.alleganyco.com
 E-Mail: development@alleganyco.com

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

Allegany Planning Board Minutes: March 16, 2022

- Present:** Jon Gorton, Robert Thompson, Jim Ninos, Jean-Louis Roederer, Mandi Joyce-Phelps, Dale Foster, Paula Van Dyke, Chuck Jessup
- Absent:** John Stoltzfus, Valerie Perkins, Jason Isaman
- Staff:** Kier Dirlam – Director of Planning, Michelle Denhoff – Asst. Director
- Guests:** David Brautigam – Town of Rushford
- Location:** Virtual Platform Zoom & Crossroads Conference Center, Town of Angelica

I. CALL TO ORDER:

Chair Thompson called the meeting to order at 7:04 PM and welcomed any guests.

II. MINUTES:

- A) The meeting minutes from **February 16, 2022** will be reviewed: **On a motion by P. Van Dyke and second by J. Ninos, the meeting minutes from February 2022 were approved.**

III. NEW BUSINESS:

- A) Town of Andover Wind Energy Facilities Local Law No. 1 of 2022: The law was received at the end of February and was determined by staff review to follow standard regulations with a few things that may need to be updated slightly. Ms. Joyce-Phelps represented the Town of Andover during discussion, and stated that it started based on outreach from a wind developer to residents and some were concerned. This is a shadow of the Independence one, with some updates specific to resident requests during the public hearings. There have already been two (public hearings) but it has not been approved to date. The board discussed some concerns with the law, citing specifically that Section 4 and Section 6 or Article I have the same title. It was unclear if one was meant to replace the other or if it was rewritten. In general, there were some formatting errors noted throughout the document as well. It was thought that we may have gotten a draft law that had already been updated. The last item of note was the limit on height for WECS is 600 feet, with new technology, the town may want to reconsider this height restriction. There was no further discussion.

A motion was made by J. Ninos and seconded by J. Roederer that the Allegany County Planning Board approve the Town of Andover Wind Energy Facilities Local Law No. 1 of 2022. M. Joyce-Phelps abstained, the motion was approved.

- B) Town of Rushford, Area Variance Application for 8232 Lakeshore Drive: Mr. Brautigam was present for the Town of Rushford. Documentation shows that the application is complete, and the area variance is required due to the size of the lot (R-2 requires a minimum of 50,000 sq. ft. for apartments – the lot size is 48,787 sq. ft.). The applicant

wishes to build an apartment over a garage, which already has a driveway installed and does not expect any impact to the road. There was no further discussion.

- a. **A motion was made by C. Jessup and seconded by J. Ninos that the Allegany County Planning Board determine this project to have no significant county-wide or inter-community impacts. The motion was approved.**

IV. OLD BUSINESS: none

V. CORRESPONDENCE: none

VI. REPORTS:

- A) DEC Report – Public notices from February 23, 2022 were provided, with a notice relating to a guidance modification for Construction and Demolition Debris landfills highlighted. There are currently two listed in Allegany County – both will be impacted by these changes when the current permits expire. On March 9, 2022 the Town of Hume submitted a negative declaration for the proposed water systems improvement project that is planned for the future.
- B) Intergovernmental Review Projects [IRP's] – None
- C) Southern Tier West Report – Director Dirlam provided a highlight of the monthly report from Southern Tier West, and sent an electronic copy of the report via email.
- D) Community Planning Updates – Director Dirlam highlighted several currently being undertaken. The joint comprehensive plan from Belmont-Amity is nearing it's adoption and is being presented to the boards for review in April. It will likely come to the planning board for review in May or June. The Town of Willing is working on their comprehensive plan as well, which is expected to be completed by the end of the year. The Almond zoning law continues to be worked on and is expected to adopted in the near future. Angelica is creating a new water district. Ardent Solutions is partnering with the County to find potential sites for installation of EV charging stations through a grant received from the Department of Transportation.
- E) Trainings –
 - a. Southern Tier West trainings offered as follows, to register follow this link: <https://www.southerntierwest.org/on-line-training.html>
 - i. March 17, 2022 – Appraisal Methodology for Solar and Wind Energy Projects
 - ii. March 24, 2022 – Safeguarding County Systems, Services, and Infrastructure
 - iii. June 9, 2022 – STW Annual Local Government Conference is back to in-person! Registration is open and is \$35 for online registration. If you are interested, please notify Michelle and she will register you, or you can request reimbursement of fees paid.
 - b. Southern Tier Central Regional Leadership Conference training March 31, 2022 8am-5:30pm in Corning: <http://www.stcplanning.org/regional-leadership-conference/>
- F) Planning & Economic Development Office Report/Updates – Provided in packet

VII. GOOD OF THE ORDER: The next meeting was discussed, as the emergency order related to remote meetings is unknown at this point.

VIII. ADJOURNMENT:

The next meeting is scheduled for **April 20, 2022 at 7 PM**, pending receipt of referrals.

On a motion by P. Van Dyke and seconded by D. Foster, the meeting was adjourned at 7:49 PM.