



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

Allegany Planning Board Meeting Minutes: August 17, 2022

- Present:** Jim Ninos (in person), Jason Isaman (zoom), Chuck Jessup (zoom), Jean-Louis Roederer (zoom), Jon Gorton (in person), Valerie Perkins (phone), Dale Foster (in person), John Stoltzfus (zoom)
- Excused:** Robert Thompson, Paula Van Dyke
- Staff:** Michelle Denhoff – Asst. Director (in person)
- Guests:** Amanda Joyce-Phelps – Town of Andover Board; Jeanne Todd – Town of Andover
- Location:** Virtual Platform Zoom & Crossroads Center, Town of Angelica

I. CALL TO ORDER:

Vice-Chair Ninos called the meeting to order at 7 PM and welcomed the guests.

II. MINUTES:

- A) The meeting minutes from **July 20, 2022** were reviewed: **On a motion by J. Gorton and seconded by D. Foster, the meeting minutes from July 2022 were approved.**

III. NEW BUSINESS:

- A) **Town of Andover, Local Solar Energy System Facility Law:** Ms. Denhoff introduced the law to the planning board, stating that it was similar to the NYSEDA model solar law, with less detail related to the tiered solar systems, since the Town of Andover wanted to focus on the larger solar facilities, rather than smaller residential and commercial use solar. Ms. Phelps was in attendance representing the Town, and stated that there are no project pending that the law would affect and that during the review of local laws they referred to the Town of Burns and Town of Alfred laws. The public hearing for this law is scheduled in September.

Mr. Roederer had the following comments related to content of the law. Section 7, item A, Permitting Requirements, does not read clearly. He suggested a rephrase, stating that they are guidelines, rather than requirements. Also, under Section 7, item C, number 9, Lot Size, indicates that a solar energy system shall be placed on a minimum lot size of 2 acres. If focusing on larger solar facilities, it was suggested that this should be written more clearly and identify that it does not apply to smaller residential or commercial solar uses. There was no further discussion.

On a motion by J. Gorton and seconded by D. Foster the Allegany County Planning Board approved the Town of Andover Local Solar Energy System Facility Law.

IV. OLD BUSINESS: none

V. CORRESPONDENCE:

- July 29, 2022 – AlleCatt Wind Energy LLC (17-f-0282) Extension request for NCBP filing through January 31, 2023.

VI. REPORTS:

- A) DEC Report – 07/20/2022, NYSDEC Negative Declaration for herbicide application in Vandermark State Forest, Town of Ward
- B) Intergovernmental Review Projects [IRP's] – none
- C) Southern Tier West Report – none
- D) Community Planning Updates – Belmont/Amity Comprehensive Plan has stalled. The Town of Amity indicated they are working on a separate plan. Willing is still working on their comprehensive plan with County planning staff. Comments from both the town board and planning board have been incorporated since their last meeting and they are expected to meet by end of the month and continue moving forward.
- E) Planning & Economic Development Office Report/Updates – The main focus of the office over the summer has been tourism events and outreach. Since the County joined the Fresh Air Adventures regional promotion agency, tour guide requests have doubled. The hazard mitigation grant application is still waiting for approval and is expected to be sent to FEMA for approval soon.

In a separate email from the provided packets, a draft of the Allegany County Municipal Guide for 239 Referrals was sent. Ms. Denhoff explained the purpose of the guide, and how it would be directed to municipal officials for use after it is completed. She asked board members to review it for consistency, ease of understanding, typos, etc. Comments can be provided to her anytime between now and the next meeting.

VII. GOOD OF THE ORDER: Mr. Stoltzfus mentioned that they are beginning to install wind turbines near Rexville for the wind facility in that area and that they are using an 800-foot crane if anyone is interested in seeing what an installation entails.

VIII. ADJOURNMENT:

The next meeting is scheduled for **September 21, 2022 at 7 PM**, pending receipt of referrals. The State of Emergency has BEEN EXTENDED through September 12th.

On a motion by J. Roederer and seconded by J. Stoltzfus, the meeting was adjourned at 7:27 PM.