

**Town of Starkey  
Planning Board Meeting  
January 2<sup>nd</sup>, 2024**

**Board Attendance Present:**

Steven Fulkerson, Chairperson	Gwen Chamberlain, Councilperson
Tim Sanavaitis, Vice Chairperson	Rivka Davis, Councilperson
Nowel Faus, Councilperson	James "Jim" Kroetch, Councilperson

**Board Member Zoom Attendee:** Christine Hoople, Councilperson

**In-person Attendees:**

Brian Shriver, Code Officer	Samantha Clark (Secretary)
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**Zoom Attendees:**

Wilfred Nieves (New Leaf Energy, Project Developer)	
Marc Kenward (Erdman Anthony Engineer)	Kasey Rose (Erdman Anthony Engineer)

**Call To Order at 7:30pm by Steven Fulkerson****Approval of Minutes:**

Steven Fulkerson, Chairperson, asked if anyone in the audience needed the minutes read aloud. The reading of the minutes was waived. Motion by Steven Fulkerson, Chairperson, seconded by Gwen Chamberlain, councilperson. Steven Fulkerson, Chairperson requested one change to the minutes. The Minutes of the December 5<sup>th</sup>, 2023, regular meeting of the Town of Starkey Planning Board was approved as amended. A motion was made by Gwen Chamberlain, Councilperson, seconded by Tim Sanavaitis, Vice Chairperson. \*All in favor; none opposed- Motion carried.

**Officer Elections:** Rivka Davis, Councilperson motioned to accept the officers as they are, seconded by Gwen Chamberlain, Councilperson. Officers are as follows: Steven Fulkerson-Chairperson, Tim Sanavaitis- Vice Chairperson, all others remain Councilpersons.

**Opening of the SEQRA review for New Leaf Energy Solar panels, Application #: 2023-PB-26**

**Owner: George Lawson Location: 529 Lawson Rd. Dundee, NY 14837 Tax Map #128.01-1-8.111**

The SEQRA Environmental Assessment review was continued from the December meeting. All sections not discussed at the previous meeting were discussed.

**Discussion:** Rivka Davis, Councilperson, questioned #3, part J on the SEQRA review. She asked whether there will be a use of pesticides or chemicals and whether the land would be entirely controlled by mowing. Mark Kenward, Senior Associate for New Leaf Energy stated that it would be controlled by mowing and there will be no pesticides or chemicals. Rivka Davis asked if New Leaf Energy had provided the view shed map. Mark Kenward, Senior Associate for New Leaf Energy stated he did not have a view shed map. Wilfred Nieves, Project Developer for New Leaf Energy, stated it had not been completed and they will investigate it. Steven Fulkerson, Chairperson said it was stated in an email that the board would receive the view shed map from New Leaf Energy. Rivka Davis, Councilperson asked if there was no Glare whatsoever on the Glare Map. Mark Kenward, Senior Associate for New Leaf Energy stated No Glare is predicted. In regard to Question #15-part A, James "Jim" Kroetch, Councilperson and Tim Sanavaitis, Vice Chairperson stated the sound of the Transformer is 56-68 decibels. The transformers will generate some noise, but not noticeable. Discussion about the consistency with an agricultural field was had. In regard to Question 18, part F, Christine Hopple, Councilperson stated the plan is not consistent with the agricultural field. Rivka Davis, Councilperson stated the ground under the panels will be meadow and still consistent. Steven Fulkerson, chairperson took a roll call. Small impact on the consistency with an agricultural field. All in favor; motion carried 6-0.

The SEQRA Environmental Impact Assessment review was a Negative Determination.

A motion made by Tim Sanavaitis, Vice Chairperson and seconded by Jim Kroetch, Councilperson

\*All in favor; none opposed- Motion carried 6-0.

Public Hearing will be February 6<sup>th</sup>, 2023, at 7:30PM at the Dundee Central School public meeting room.

**SEQRA review for New Leaf Energy Solar panels, Application #: 2023-PB-27 & 28**

**Owner: Lloyd & Sally Ann Malloy**

**Property Location: 4554 Dundee-Himrod Road Dundee, NY 14837 Tax Map # 113.02-1-1.1**

**Discussion:** SEQRA questions 1-7 were discussed and **SEQRA** review will continue at the workshop meeting on January 9<sup>th</sup> at 7PM.

In regard to Question #1-part B, Rivka Davis, Councilperson asked if there would be any construction on the steep area of the location. Mark Enward, Senior Associate for New Leaf Energy said there would be some construction on the steep area. Steven Fulkerson, Chairperson stated some of the parking area and pole farms on the north side would be on the steep area. Steven Fulkerson, Chairperson asked if the two locations would be built in the same year. Mark Enward, Senior Associate for New Leaf Energy stated he can't give assurance, but the worst-case scenario would be up to 2

years. Regarding Question 3, Tim Sanavaitis, Vice Chairperson asked if there were any plans for the pond and if it would be used for dust on the driveways.

Mark Enward, Senior Associate for New Leaf Energy stated he believes it will not be used. Steven Fulkerson, Chairperson stated, the pond is registered with the fire department.

**Board Member Comments:**

Steven Fulkerson, Chairperson requested the View Shed Maps from New Leaf Energy. Steven also stated that at the Public Hearing for all applications, members of the public will be allowed 2 minutes to speak.

Steven Fulkerson, Chairperson adjourned the meeting at 9:07PM.

FINAL