

**Town of Starkey
Planning Board Meeting
February 6th, 2024**

Board Attendance Present:

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

In-person Attendees:

Brian Shriver, Code Officer	Samantha Clark (Secretary)
George Lawson (Supervisor)	Wilfred Nieves (New Leaf Energy, Project Developer)
Marc Kenward (Erdman Anthony Engineer)	Kasey Rose (Erdman Anthony Engineer)
Trevor Glantz (Erdman Anthony Engineer)	Dean Schuler (Neighbor)
Linda Shuler (Neighbor)	Merlyn Fritz (Neighbor)
Kevin Fritz (Neighbor)	Terry Campbell (Neighbor)
Clair Martin (Neighbor)	Randel Martin (Neighbor)
Nathan Martin (Neighbor)	John Socha (Town Board Member)
Aimee (Seneca Shores LLC)	Valerie Brewer (Neighbor)
William Brewer (Neighbor)	

Zoom Attendees:

Zach Longo Roger Fulkerson

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. The minutes of the January 2nd, 2023 regular meeting of the Town of Starkey Planning Board was approved. A motion by Tim Sanavaitis, Vice Chairperson, seconded by Jim Kroetch, councilperson.

*All in favor; none opposed- Motion carried.

New Business:

Application #: 2024-PB-1 Location: Tax Map #121.04-1-37

Owner: Seneca Shore LLC and Peter & Melissa Brewer- Corash

The application is for a minor Subdivision to create two separate lots. The lot size is 12.32 Acres. Parcel A will be owned by Mr. & Mrs. Brewer-Corash. Parcel B will be owned by Seneca Shores LLC.

Discussion: Brian Shriver, Code Enforcement Officer stated the application is complete and is a legal lot. Dimensions are well within the zone. Steven Fulkerson, Chairperson accepted the application as complete and set a public hearing for March 5th at 7:33pm.

Steven Fulkerson, Chairperson Opened the Public Hearing for Lawson Road Solar LLC at 7:34PM.

Steven Fulkerson, Chairperson went over the ground rules for the public hearing.

Anyone can comment or ask questions and 2 minutes per comment.

Application #: 2023-PB-26 Owner: George Lawson Location: 529 Lawson Rd. Dundee, NY 14837

Tax Map #128.01-1-8.111

William Nieves, New Leaf Energy Project Developer and the Engineer Marc Kenward gave a small presentation of the Lawson Road Solar project. William Nieves, Project Developer stated they have been working with the owner since last year. Presentation was turned over to Marc Kenward, New Leaf Energy Engineer, in their presentation they showed the view shed map and pictures from different angles.

Public Comments/Questions/Concerns:

- Linda Schuler asked why there weren't any planting plans? Such as evergreens or some sort of shielding.
- George Lawson asked if there was a mockup of Dundee Glenora Road looking from North to East?

Discussion:

- To answer Linda Schuler's Question, Marc Kenward, New Leaf Energy Engineer stated there were not any current plans. Although it is not excluded from happening.
- To answer George Lawson's Question, Marc Kenward, New Leaf Energy Engineer stated there is not a mockup as of now.

Steven Fulkerson, Chairperson asked if there were any other questions, comments or concerns. With nothing further, the public hearing was closed at 7:48PM.

Boards Discussion will be on March 5th, 2024, at 7:30PM.

Steven Fulkerson, Chairperson Opened the Public Hearing for Starkey Solar 1 LLC Solar panels at 7:49PM**Application #: 2023-PB-27 Owner: Lloyd & Sally Ann Malloy****Property Location: 4554 Dundee-Himrod Road Dundee, NY 14837 Tax Map # 113.02-1-1.1**

New Leaf Energy Engineers, Marc Kenward & Kacey Rose gave a small presentation of the Starkey Solar 1 project. In their presentation they showed the view shed map and pictures from different angles. Kacey Rose, New Leaf Energy Engineer stated there would be no tree clearing.

Public Comments/Questions/Concerns:

- Dean Schuler stated the vehicles coming in and out of the project sight would cause more traffic on Dundee-Himrod Road. Dean also asked if NYSEG was able to handle the power?
- Linda Schuler stated her question from the previous public hearing regarding planting plans applies to this application as well. She also stated the traffic on Dundee-Himrod Road is fast and a lot of it. She asked if New Leaf Energy considered making the access point from Shannon Corners Road?
- Merlyn Fritz was concerned about the proposed driveway location. He was also concerned about whether the solar panels would cause more heat.
- Terry Campbell was concerned about the visuals from his house. He asked how far it would be from his actual residence?
- Clair Martin asked what the life expectancy was for the panels? He also asked who was responsible for the clean up? Clair asked if there were any thoughts from the board about keeping solar panels out of the Town of Starkey all together?
- John Socha made a comment about the solar projects being rushed through because there are grants available that are running out. He stated if the solar panels are passed now, more and more will come to the area. John stated he wanted the Board to go through the comprehensive plan before the planning board made their final decision. He commented about tax abatements, where it states no taxes for the first year and 50% of tax bill for 20 years. John Socha asked for a Moratorium.
- Kevin Fritz commented about having shielding put in. He also asked if there was any way to move the posts on Shannon Corners Rd.

Discussion:

- To reply to Dean Schuler's comments and questions, Marc Kenward stated when assembling panels there would be about 50 vehicle trips per day, could be as high as 60. This could be about a 3-month process. There would be little to no noise once they are constructed. Marc Kenward stated that New Leaf Energy would have to make upgrades to the grid before NYSEG would do any of the work.
- To reply to Linda Schuler's comment, New Leaf Energy stated that the location they chose could be discussed.
- To reply to Merlyn Fritz, Marc Kenward, New Leaf Energy Engineer stated the solar panels do not cause a lot of heat, you should be able to touch them with your hand.
- To reply to Terry Campbell, Steven Fulkerson, Chairperson stated if code was followed when Terry's house was built, it should be 50 feet from property line and 100 feet in total.
- To reply to Clair Martin's comments and questions, Marc Kenward, New Leaf Energy Engineer stated the life expectancy can vary, they go on a 25-year term and after the initial 25 years, every 4 or 5 years they could do an extension. Steven Fulkerson, Chairperson stated there will be a bond agreement to cover the clean up and removal of the solar panels. Regarding the question about keeping solar panels out of the Town of Starkey, Steven Fulkerson, Chairperson stated that the comprehensive plan was last revised in 2022.
- To reply to John Socha's comments, Steven Fulkerson, Chairperson stated they cannot do a moratorium because they have already started the process. As far as the Tax Bills are concerned, it was stated taxes would be in the Town of Starkey hands, not the planning board. Steven Fulkerson stated the comprehensive plan can be reviewed and gone through for any new projects, but the current projects must continue with the process. Rivka Davis, Councilperson stated they involved the people when they last revised the comprehensive plan with a survey that was sent out.

Steven Fulkerson, Chairperson asked if there were any other questions, comments or concerns. With nothing further, the public hearing was closed at 8:22PM.

Boards Discussion will be on March 6th, 2024, at 7:30PM.**Steven Fulkerson, Chairperson Opened the Public Hearing for Starkey Solar 2 LLC Solar panels at 8:23PM****Application #: 2023-PB-28 Owner: Lloyd & Sally Ann Malloy****Property Location: 4554 Dundee-Himrod Road Dundee, NY 14837 Tax Map # 113.02-1-1.1**

New Leaf Energy Engineer, Marc Kenward & Trevor Glantz gave a small presentation of the Starkey Solar 2 project. In their presentation they showed the view shed map and pictures from different angles. Marc Kenward, New Leaf Energy Engineer stated he was not sure if the Starkey Solar 1 & 2 sites would be built at the same time.

Public Comments/Questions/Concerns:

- Dean Schuler asked what would the panels do in the afternoon? Concerned about glare. Commented about the traffic and location of the driveway.
- Linda Schuler asked if one site would be better for ventilation?
- Kevin Fritz asked if the zone stated the distance had to be 50 feet to the fence or the solar panels themselves? He also asked if the projects would impact organic farming? Kevin made a comment stating he wished the board would find out a way to recycle the panels before installing them.
- George Lawson asked if the panels would be getting washed?

Discussion:

- To answer Dean Schuler's question, Marc Kenward, New Leaf Energy Engineer stated there was no adverse glare and a glare study was performed. Wilfred Neives, New Leaf Energy Project developer stated one of the reasons they chose not to put the entrance on Shannon Corners Road was because the connection was going to be on Dundee-Himrod Road.
- To answer Linda Schuler's question, Steven Fulkerson, Chairperson stated research shows that the solar panel puts out about the same EM as a refrigerator would.
- To answer Kevin Fritz question, Steven Fulkerson, Chairperson stated it would be from the fence. Marc Kenward, New Leaf Engineer stated the panels would not impact organic farming, they would be planting grass and clover meadow. Marc Kenward stated the solar panels would let the soil restore itself. The panels would just take the agricultural land away. Rivka Davis, Councilperson gave an example of Klaas Martens organic farm, Klaas installed a solar panel on his organic farm.
- To answer George Lawson's question, Steven Fulkerson, Chairperson stated the solar panels do not get washed, the panels are no longer made that way.
- To reply to Kevin Fritz, Marc Kenward stated one of the past solar projects had them retrieve a quote for the recycling of solar panels before installation.

Steven Fulkerson, Chairperson asked if there were any other questions, comments or concerns. With nothing further, the public hearing was closed at 8:45PM.

Board Discussion: Steven Fulkerson, Chairperson stated they would compile all questions, comments and concerns and send them to the board to review before the next meeting on March 5th at 7:30PM.

Steven Fulkerson, Chairperson adjourned the meeting at 8:47PM.