

**TOWN OF BARRE
PLANNING BOARD
OCTOBER 14, 2019**

CALL TO ORDER: 6:42 PM

BOARD MEMBERS PRESENT

Tom Keeler	Jean Depatie
Kurt Dudley	Stephen Harling
Kirk Mathes	Jean Peglow
Eric Watson	Dr. George McKenna

BOARD MEMBERS EXCUSED

Wes Miller

Others present: Tom McCabe, Larry Gaylard, Chris Matthews, Richard Cox, Richard S. Miller, and Mrs. Dale-Hall

Mr. Keeler appointed Mr. Watson to fill the excused member position.

I. APPROVAL OF MEETING MINUTES

Mr. Dudley made a motion to accept the minutes of August 12th. Seconded by Mrs. Peglow and carried (7-0).

II. OLD BUSINESS

Mr. Keeler stated that Mr. Miller, Mrs. Preston and himself met and drafted a letter to Mr. Piscitelli which was emailed to the board members. Mrs. Peglow made a motion to send the letter to Mr. Piscitelli. Motion was seconded by Mr. Mathes and carried.

There are some small changes in the Solar Law regarding battery storage. The town board will be talking more about it in the future.

In regards to the park committee that was requested by Sean Pogue, Mr. Mathes made a motion to appoint Mr. Harling. Motion was seconded by Mrs. Peglow. Mr. Harling accepted with Mr. Keeler saying he would also help. Motion carried.

Mrs. Dale-Hall stated that she would like some information regarding the application that Mr. Weitler submitted in the past. She said that she was never formally informed that he had withdrawn his application.

- She also feels that he needs to have a special use permit as he is using it for a warehouse storage situation; looks and acts like a business.
- He was sited to begin with which started the process for the original application

- Mr. Weitler's attorney says that a special use permit is not needed but there is nothing in writing
- Neighbors do not want to do the recommendation from the Soil and Water
- Property looks worse than it did before his original application looking like a junk yard and Mrs. Dale-Hall needs to site him again
- There is a new shed on the property which triggers a building permit because of its size
- There is nothing in our code for the box trailer (18-wheel trailer with tires removed)
- Property is being used as an equipment warehouse
- Board should ask Mr. Mark, town attorney on the situation
- Mrs. Dale-Hall was told to go ahead and site him again including the fact that he must submit a letter from his lawyer on why he should not apply for a special use permit

Mr. Keeler read some of the letter received from the State Public Service Commission regarding the Heritage Wind proposal.

III. NEW BUSINESS

Mr. Keeler passed around the member training/attendance record reminding board members of their required 4 hours per year training requirement. There is a Land Use training on October 2nd at NCCC 5 – 9:30 pm and the Regional Local Government workshop on November 15th 9 am – 5 pm at the Quality Inn in Batavia.

Mr. Chris Matthews of AEI out of Colorado spoke to the members:

- Have 21 companies in New York
- Company looking at 2 parcels in the town they would like to develop on the west side of Oak Orchard Road
- The front of the property is business and the back residential which would require a use variance along with a special use permit
- Would be consumed locally and can subscribe
- Do not develop usable farm land
- Avoid wetlands
- Need 3 phase electric
- Would have a landscaped screen
- It's below the threshold so it would not go to Article 10
- National Grid can handle the outflow with some upgrades
- Just starting the process of applying
- Property is roughly 38 acres
- They would not be higher than 12'7 or 9 "
- Similar to the Batavia project
- Barre does not allow transfers of special use permits
- Company would be leasing the property
- Panels would last 25 years and hopefully longer
- Cost is getting cheaper to make
- Town board has the final say

- Studies are in the process right now – wetlands etc.
- Have a project in Baldwinsville and could arrange a tour
- Company doesn't do private homes
- Projected timeline is hopefully construction starting in the summer. SEQR is the longest portion of the timeline
- Glare is not an issue
- Certified system
- Transformer is only within 25'
- Will talk to neighbors and take in their consideration
- Do like to have a PILOT and will usually start negotiations after the use variance is approved
- Phasing out to be 100 percent renewable in the future.

VI. COMMUNICATION

ORLEANS COUNTY PLANNING BOARD

Town of Carlton's referral for a site plan review and special use permit for a religious building on a site that is currently used for the same was deferred back to the town as a local matter since it falls outside of any 500' of any boundaries necessary for referral to the County. The County also encourages the Carlton planning board require an Agricultural Data Statement before it considers the application.

Town of Clarendon's special use permit for a motor vehicle repair shop at an existing gas station/convenience store was approved. However, the town should be cautious of when imposing restrictions for operating hours unless there is reason related to safety or health.

Town of Gaines proposed updates to Zoning local law was approved saying it was a timely update and will add town developers in the future.

There was a reminder of the land use trainings; one at NCCC on October 22nd and the other in Batavia on November 15th.

VII. ADJORNMENT

Mrs. Peglow made a motion to adjourn the meeting at 7:48 pm; seconded by Mr. Depatie and carried (7-0).

Lee A. Preston, Clerk