

**PLANNING BOARD WORKSHOP
FEBRUARY 4, 2021**

CALL TO ORDER: 6:45 PM

BOARD MEMBERS PRESENT

Tom Keeler (by phone) Wes Miller
Jean Depatie Kurt Dudley
Stephen Harling Kirk Mathes
Jean Peglow
Dr. George McKenna (Alt.)

ABSENT BOARD MEMBERS

Eric Watson (Alt.)

Mr. Keeler stated the reason for the workshop was to work on the Energy Storage Unit Law. However, Mr. Mark has brought a few things to his attention that need to be discussed as well.

There was some discussion on the wind law regarding tip height and total height and what was the difference. As far as sound was/is the health departments of Orleans, Niagara and Genesee were taking a unified neutral stance.

Mr. Wingard from AES on the Baird Solar project as pointed out some inconsistencies in our Solar Law. We should clean up our law, send the revisions to the Town Board. They in turn would have a public hearing and send it to the County Planning Board if they accept the changes. Mr. Mark as also contacted Mr. Keeler on these issues. Mr. Mark sent the Town of Shelby's Solar law to him. Mr. Keeler made copies during the meeting and handed out. Some issues/questions discussed were:

- Fee schedule
- Decommissioning should be “beefed” up. The only placed discussed is a small section on the last page.
 - Wording discussed with independent/professional engineer, independent/third party
 - Who holds the money/is in charge for decommissioning? Is it in an escrow?
- Tax exemption – PILOT agreement
- Consistent with our Wind Law
- Consistent with adjacent towns
- Include a host agreement?
- Work with LaBella Associates along with Mr. Mark
 - LaBella's Kathy Spencer are consultants for the Town with the Baird Solar project
- This is just the first company to have problems and we don't want anymore. Let's get it done right and then we won't have to revisit this again for a long while.

To that end, Mr. Keeler wrote up some changes. The board was asked to review everything before our meeting next week. Then we can send it to LaBella for their review.

Adam/AES has a lot of zoning questions. The access road and pond is in the business district. They will need a variance using a sunshine clause that will become null and void when the project is complete and decommissioned. The center line of the project also needs a variance.

Energy Storage Discussion:

- There is not a big difference between Clarendon's and Alabama's. Both seem reasonable
- Could be separate from a project
- Needs 3-phase electric
- Tier 1 not talked about much
- NYSERTA talks about 3 phases in one member's copy
- Have been accidents with batter/energy storage. Firefighters need to be trained and know the risk. Firefighters should also be trained in roof-top solar systems
- Need appropriate setbacks etc. and not put where a lot of people are.
- Sound level in NYSERTA is 60 decibels but Alabama's is 40
- Batteries are a small thing right now but could be big in the future
- Host agreement. How do you put a value on it?
- Need to look at the comprehensive plan
- We should reference NYSERTA which is the minimum standards
- Involve LaBella Associates again. Their cost is \$120.00 per hour
- NYSERTA's model law is 12 pages. We would just insert our perimeters.
 - Setbacks
 - Same as solar
 - Which zone
 - In Agriculture/Residential

The consensus was to use NYSERTA's model law and put in our own "spin" on it. Mrs. Preston will email the model law to the members.

The meeting was adjourned at 8:40 pm.

Lee A. Preston, Clerk