

TOWN OF MIDDLESEX
PLANNING BOARD

Minutes

Wednesday February 1, 2017 - 7 pm

Board Members present: Chair – Martin DeVinney; Board Members: John Gilbert, Lynn Lersch, Robert Mincer; Dawn Kane - Code Enforcement Officer

Others Present: Don Marks, Jan Daum, Cliff Scher and Bharath Srinivasan of Distributed Sun; Marc Maser of Maser Engineering

Agenda:

1. Marks Engineering, represented by Don Marks submitting application for the Mary J. Quinn Revocable Trust for a lot line reconfiguration and a proposed septic at 358 E. Lake Road, (LDR)
2. Application #010217-SPR/J. Daum, represented by DSUN/SUN8 PDC LLC for Preliminary Site Plan Review for a proposed Solar PV Installation at 4450 Townline Rd. (AG)

Chair DeVinney opened the meeting at 7:00pm

Board Members reviewed Draft Minutes from January 4th and entertained a motion to approve as written. Board Member Mincer motioned to approve as written and Board Member Gilbert provided a second. The motion carried with all Board Members present voting in favor.

1. Dawn Kane, Code Enforcement Officer, summarized to Board Members, an application for the Mary J. Quinn Revocable Trust as a lot line reconfiguration and a proposed septic to be located at 358 E. Lake Road. This application was brought to the Planning Board on advisement only. She stated the proposed update to the septic design had been reviewed by George Barden, Canandaigua Watershed Inspector and Kocher Surveyors had reviewed and submitted a survey confirming the parcel met all setback requirements. Board discussion came to a consensus that the application as submitted met all zoning requirements albeit a NYSDOH review still pending.
2. Preliminary Review for Application #010217-SPR for a proposed installation of a Community Solar PV array system by DSUN, a division of SUN 8 to be located at 4450 Town Line Road in the AG District. Parcel Owner - Jan Daum, and Distributed Sun, LLC personnel Cliff Scher as Senior Development Manager and Bharath Srinivasan as Senior Vice President ; along with Marc Maser of Maser Engineering were in attendance to answer Board inquiries. In summary, DSUN is interested in developing, constructing and operating 2 x 2 MWac solar photovoltaic (PV) community solar facilities at the 4450 Town line Road location totaling approximately 19 acres on a private parcel that slopes from Townline Road to just short of the West River bordering Rte. #245. DSUN plans to invest capital, construct and operate the proposed solar project, supplying the electricity generated to residential customers. The proposed system will interconnect with the NYSEG local distribution grid. NYSEG has completed full engineering studies for the systems. Evaluation of its potential environmental impacts pursuant to NYSEQR Act will be reviewed by the Town of Middlesex Planning Board as Lead Agency requiring Site Plan Review. Also planned by DSUN, is to subdivide two parcels from the original parcel; two of which will be used for interconnection to the NYSEG distribution grid. This subdivision will separate Tax Parcel ID#s as required by the NYS Public Service Commission. A survey will be necessary to show compliance with the Town's area requirements and setbacks from boundary lines. DSUN submitted a Draft SWPP application which is currently pending review.

After careful review and Board discussion it was determined that a Site Visit would be beneficial to determine visual and environmental impacts prior to SEQR review. The Board requested the project boundaries to be staked for onsite visual review.

Zoning Area Requirements for this district were discussed, as well as zoning definitions to gather appropriate information prior to applicant's survey plan submittal. An overlay was requested to be able to better view the project visually.

After a lengthy discussion, the Planning Board provided the applicant with a projected schedule of subdivision survey deadlines, SEQR review, pending SWPP review and Planning Board recommendation to the Zoning Board of Appeals once application for Area Variances and a Special Use Permit are submitted. A Public Hearing will be posted on the town's website and notices sent to residents in surrounding area to gather public input.

The Board agreed to provide the applicant with a letter stating the application was submitted to the Planning Board and is currently in the review process.

A site visit to the project site was set for Thursday, February 9th at 4pm for Planning Board Members.

Other Business

Chairman DeVinney inquired of the Board to aid in compilation of a 5-year projected plan for the Vine Valley Beach Improvement Project to assist the Town in application to the NYS Parks & Recreation Historic Preservation for a Heritage Area Grant helping qualified municipalities.

Without further discussion, Chairman DeVinney entertained a motion to adjourn. Board Member Gilbert so moved. Board Member Mincer provided a second. The motion so carried with all Board Member's present voting in favor.

The meeting adjourned at 7:48pm
Next Planning Board meeting – March 1st

Draft Minutes submitted by L. Lersch

Minutes approved on March 1, 2017