

Tully Planning Board Meeting Minutes

Call to Order

Steve Bielecki called to order the meeting of the Tully Planning Board with Boralex at 6:09 pm on August 9, 2023 at the Tully municipal building.

Attendance

Steve Bielecki, Chairperson
John Casey, Member
Steve Breitzka, Member
Charles Wykstra, Member
Theodore Shaw, Member

Paul Sheneman, Town Engineer
Robert DeMore, Esq, Town Attorney
Martin Zanghi, Civil Engineer, ANS GEO
David Nett, Boralex
Renee DeCarlo, Minute Taker

Old Business

1. The Planning Board makes recommendations to the Town Board.
2. Martin states there are 1800 Linear feet from drive to top of hill where its flat, 10% slope or more.
3. Martin asked the Fire Department for considerations for a 15 feet wide drive. The existing road is 10-12 feet wide. They determined 15 feet was accessible.
4. Martin is still waiting for the Chief to draft/sign a letter in support of the project. Robert said we can move forward with a verbal confirmation.
5. A fire is unlikely, and there is no on site battery storage. Panels would be damaged by fire rather than support the fire.
6. Snow removal will be taken care of.
7. Drainage will be discussed further for the Special Use Permit (SUP)
8. Lighting would be motion activated.
9. Landscaping and buffering will be dealt further with SUP. There is an 8-foot agricultural fence around the perimeter, as opposed to a 2-inch chain link fence. This will allow animals to pass through and keep trespassers out.
10. Robert wants a map of the structures within 1000 feet of the site. David will get it to him by the end of the week.
11. Scenic Quality: Panels can not really be seen.
12. Owners of property/structures within a specified distance of Site, will be notified before the Public Hearing in September.
13. Present Land Use
14. Steve Bielecki asked about the 1 mile requirement. Martin said they are not within one mile of the other facility. Paul looked it up on Google and it's about 3 miles. Robert wants that in writing.

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15. Preserve Farmland: Martin said the same grass will remain up there; what earth is disturbed will be fixed. The agricultural fence is eco -friendly. Other than tree removal not much will be disturbed. Panels are not near lakes.

New Business

1. County Planning letter was received. Modification recommendations can be overridden by Town Board with a majority vote plus
2. Wetlands are present on Site, Non-Jurisdiction, no DEC Jurisdictional, and Army Corps Jurisdictional. The latter prohibits stump removal of cut trees.
3. Storm water requirement not necessary on a zoning change but necessary for Special Use Permit.
 - a. Martin is completing his report on stormwater management, civil design and erosion sediment control. When breaking ground, he will file a Notice of Intent with the DEC.
 - b. Entire site is 125 acres. NYS requires work to be in 5 acres chunks. Martin is requesting a waiver for 20 acres. Site will be divided into 8 sections not to exceed 19.9 acres.
 - c. Paul asked if Town of Tully is an MS4. Robert is double checking on that.
4. NY Natural Heritage program will be notified by Martin.
5. Modification Recommendations were as follows:
 - a. Work with the county DOT. Martin has already been working with them.
 - b. Minimize disruptions to 100 acres of prime agricultural land soil
 - c. Avoid configurations that fragment farm fields. Martin says borders are not fragmented.
 - d. Avoid impractical disturbance of top soil
 - e. Avoid infrastructure and equipment that causes compacting of important soil
 - f. Avoid steep slopes
 - g. Minimize encroachment on wetland areas
 - h. Visual impact analysis
 - i. No Lafayette resident can see the Project, 1 Fabius house has the potential.
 - ii. Robert will give notice to Fabius and Lafayette of the meeting for the overlay district.

Action Items

1. Martin and David will submit for 1 mile saturation requirement, show structures within 100 feet, and a view of site from Fabius.*

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2. Robert made a motion to recommend approval of Overlay District proceeding to the Town Board. Motion passed with a unanimous vote, contingent upon completion of the 3 items named in the previous action item.*
3. Rob will draw up and send recommendation.
4. Martin will send plans to Paul now and they will be in direct contact.
5. Robert will send to County Planning
6. Martin will send full site of fresh site plans, SWPPP Stormwater report, applications and decommission plan to Planning Board 10 calendar days before our next meeting

Next Planning Board Meeting

Thursday September 21, 2023 at 7:00pm

Steve Bielecki adjourned meeting at 6:50 pm