

**TOWN OF WHEATLAND
PLANNING BOARD MINUTES
September 2, 2025**

Members present: Joe Burns, Eric Stein, Jay Coates, Kane Gascon, Robert Hatch, Mike Grasso, and Laura Michaels

Members absent: Kane Gascon

Also present: Ed Shero, Town Board Liaison

Chairman Coates called the Town of Wheatland Planning Board meeting to order at 7:00 P.M.

R. Hatch made a motion to approve the Town of Wheatland Planning Board minutes from 7/1/2025, seconded by J. Burns and approved as follows:

Joe Burns – aye
Kane Gascon -absent
Mike Grasso -aye
Laura Michaels -abstain
Robert Hatch - aye
Eric Stein -aye
Jay Coates -aye

Old Business:

➤ **GreenSpark Solar-North Wheatland Solar**

**TOWN OF WHEATLAND PLANNING BOARD
SEQRA RESOLUTION - NEGATIVE DECLARATION
NORTH WHEATLAND SOLAR & CS WHEATLAND SOLAR PROJECTS**

At the meeting of the Town of Wheatland Planning Board held on September 2, 2025, Board Member **J. Burns** moved adoption of the following resolution: Board Member **M. Grasso** seconded the motion.

WHEREAS, on or about November 12, 2024, the Town of Wheatland Planning Board (the “Board”) received and is considering an application for a Special Exception Use and Site Plan Approval pursuant to Section 130-62 W. Solar Energy Systems of the Wheatland Town Code submitted by Greenspark Solar on behalf of North Wheatland Solar LLC (together the “Applicant”) for a ± 2.25 megawatt (“MW”) AC solar photovoltaic system (the “North Wheatland Project”) on approximately 22.7 acres of a parcel located at 1210¹ North Road (Tax Map Parcel 186.04-1-19.2) (the “Property”) within the Agricultural Rural (A-2) Zoning District;

WHEREAS, on or about October 1, 2024, the Applicant made an initial presentation to the Board on the Project and Application, received comments from the Board, the Building Inspector, and the public;

WHEREAS, on or about November 19, 2024, the Applicant submitted an application package including the Town’s application form, a landowner authorization form, civil site plan set, a Full Environmental Assessment Form (“FEAF”), a proposed Operations and Maintenance Plan, proposed Decommissioning Plan and Estimate, a Phase 1 Environmental Site Assessment (“ESA”), a wetland delineation report, visual simulations and line of sight analysis, a proposed stormwater pollution prevention plan (“SWPPP”), and responses to comments received;

WHEREAS, On or about December 1, 2024, the Applicant presented the Project as set forth in the civil plan set to the Board, received additional comments from the Board on the Project;

WHEREAS, on or about February 7, 2025, the Applicant submitted a supplemental package to the Board responding to the comments received from the Board including an updated narrative of the project describing the phases of the project, a revised FEAF covering both the Project and phase 2 (a solar energy project to be permitted separately), a utility property owner consent for interconnection, landowner consent for the access easement, an updated civil site plan set (depicting both the Project and phase 2), electrical 3-line drawing and equipment specifications; the Project SWPPP including an addendum addressing fire emergency details, proposed decommissioning plan and estimate, proposed operations and maintenance plan, Phase 1 ESA, and line of sight analysis;

WHEREAS, the Applicant then advised the Board that a second large-scale ground mounted solar energy system (± 2.375 MW AC) was planned to be developed in the future on lands adjacent to the Project located on Scottville-Chili Road (Tax Map Parcel 186.04-1-11.1) owned by Scott Krenzer but necessary permits and approvals will be applied for separately;

WHEREAS, the State Environmental Quality Review Act (ECL Article 8 and its implementing regulations at 6 NYCRR Part 617, collectively “SEQRA”) require that no agency shall carry out, fund or approve an action until it has complied with the requirements of SEQRA;

WHEREAS, while the Application only seeks permits and approvals for the Project, to ensure a complete review of the impacts of each project individually and together, the SEQRA review for the Project will consider both projects together as a single Proposed Action;

WHEREAS, on or about February 14, 2025 and February 26, 2025, the Applicant submitted supplemental information consisting of a series of visual simulations depicting views of the Project, both with and without proposed visual screening; and

¹ Note that the Town issued updated addresses for each project site in July 2025 and are listed here.

WHEREAS, on or about March 4, 2025, the Board having reviewed the Application and supplemental submissions provided by the Applicant adopted a resolution declaring the Application (together with the supplemental submissions) complete for review in accordance with Wheatland Code §130-62 W, declaring the Board's intent to be SEQRA Lead agency and referring the Application to the Monroe County Department of Planning and Development pursuant to GML §239-m; and

WHEREAS, on or about March 13, 2025, as directed by the Board, the Applicant sent notices of the Board's commencement of a coordinated review of the Proposed action and its intent to be lead agency for the Project to all potentially involved and interested agencies including Town of Wheatland Planning Board, Town of Wheatland Town Board, NYS Environmental Research and Development Authority, NYS Dept. of Environmental Conservation (Region 8), NYS Dept. of Agriculture and Markets, NYS Dept. of Transportation (Region 4), NYS Office of Parks, Recreation and Historic Preservation, Monroe County Executive's Office, Monroe County Dept. of Planning & Development, Mumford Fire District, Wheatland-Scottsville Fire District, and the Agriculture and Life Science Institute.

WHEREAS, on or about March 27, 2025, the Board's designated engineering consultant, Labella Consulting, submitted a comment letter on the Application and supplemental materials submitted to date;

WHEREAS, on or about April 14, 2025, the Monroe County Dept. Of Planning and Development having received a referral of the Application pursuant to General Municipal Law Section 239-m and Section 130-60 (c) of the Wheatland Town Code provided its determination and comments on the Application to the Board;

WHEREAS, on or about May 2, 2025, the Applicant submitted supplemental materials including an updated FEAF, an updated civil plan set, updated wetlands delineation report addressing the 2025 NYSDEC Freshwater Regulations (6 NYCRR Part 664), a letter responding to the March 27 LaBella Comment letter; a letter dated February 19, 2025 from the NYS Historic Preservation Office ("SHPO") finding that no properties listed on or eligible for listing on the NYS or federal registers of historic places will be impacted, and an iPac finding of NLAA from the US Fish and Wildlife Service; and

WHEREAS, on or about May 6, 2025, the Board adopted a resolution setting a public hearing on the Application and the Proposed Action to be held on June 3, 2025 at 7 pm at the Wheatland Town Offices and directed the Secretary to the Board to cause notice of the public hearing to be published and mailed as required under the Wheatland Town Code; and

WHEREAS on May 9, 2025, the Applicant submitted updated visual simulations for both solar arrays (North Wheatland and the future adjacent solar array) depicting the separate and cumulative visibility of the arrays and the effectiveness of the proposed visual screening to mitigate any visual impacts of the Proposed Action

WHEREAS, on or before May 15, 2025, the Secretary to the Board duly mailed notices of the public hearing in accordance with Section 130-60 B of the Wheatland Town Code, and posted the notice on the Town's Website and in the Town Offices as required to enable such residents to comment on the Project;

WHEREAS, on or about May 22, 2025, the Sentinel, the Official Newspaper of the Town, having received a copy of the notice of the public hearing from the Secretary to the Board, published the notice of public hearing in accordance with Section 130-60 B of the Wheatland Town Code;

WHEREAS, on or about May 16, 2025 the Applicant mailed a notice of the Application and project information to the following farm operations (as defined by NYS Agriculture and Markets Law, Article 25-AA)

identified within 500 feet of the proposed project as the Proposed Action will take place within a certified Agricultural District: Scott Krenzer: 1001 Chili-Scottsville Rd., Scottsville, NY 14546. (Tax Map Parcel No. 186.04-1-1.1), Peter Burns: 1945 Chili-Scottsville Road, Scottsville, NY 14546; (Tax Map Parcel 186.04-1-15), Stokoe 1812 Inc: North Road, Scottsville, NY 14546; (Tax Map Parcel 186.03-1-4);

WHEREAS, on or about May 16, 2025, the NYSDEC, having received a request for a parcel jurisdictional determination from the Applicant and a subsequent letter following the expiration of the ninety (90) day review period, determined that there are "... no DEC regulated freshwater wetlands and/or adjacent areas on the Property";

WHEREAS, on or about June 3, 2025, LaBella Consulting delivered a second set of engineering comments on the Application (including the revised and additional materials submitted on May 2 and May 9, 2025) and advised the Board that the revisions and updates submitted by the Applicant were acceptable;

WHEREAS, on or about June 3, 2025, the Board conducted a duly noticed public hearing on the Project to hear all comments for and against the Project;

WHEREAS, on or about June 27, 2025, the Applicant submitted a noise assessment for the North Wheatland Solar project prepared by Fisher Associates evaluating the noise producing equipment to be installed in accordance with the NYSDEC Guidance for Assessing and Mitigating Noise Impacts DEP-00-1 (2001) and concluding that there would be no significant adverse noise impacts at the property lines as noise levels would be consistent with ambient noise levels in this agricultural/rural setting;

WHEREAS, on or about July 3, 2025, the Board received and is considering an application for a Special Exception Use and Site Plan Approval pursuant to Section 130-62 W. Solar Energy Systems of the Wheatland Town Code submitted by Greenspark Solar on behalf of CS Wheatland Solar LLC (together "CS Wheatland") for a ± 2.375 MW AC solar photovoltaic system (the "CS Wheatland Project") on approximately 10.81 acres of a ± 43.127 acre parcel located at 1739 Scottsville-Chili Road (Tax Map Parcel 186.04-1-1.1) (the "Krenzer Property") within the Agricultural Rural (A-2) Zoning District;

WHEREAS, together with the above application, the CS Wheatland submitted an package including the Town's application form, a landowner authorization form, civil site plan set, a Full Environmental Assessment Form ("FEAF") Part 1, a proposed Operations and Maintenance Plan, proposed Decommissioning Plan and Estimate, a Phase 1 Environmental Site Assessment ("ESA"), a wetland delineation report, visual simulations and line of sight analysis, a proposed stormwater pollution prevention plan ("SWPPP"), and responses to comments received, a utility property owner consent for interconnection, landowner consent for the access easement, electrical 3-line drawing and equipment specifications; proposed decommissioning plan and estimate, proposed operations and maintenance plan, and line of sight analysis;

WHEREAS, on or about July 11, 2025 the Applicant submitted and updated noise assessment and addendum prepared by Fisher Associates to address specific noise related comments raised during the public hearing, evaluated potential noise to be produced by the CS Wheatland Project, and concluded that there would be no significant adverse noise impacts produced by the North Wheatland Project and the CS Wheatland Project individually and cumulatively as the as noise levels at the property lines for each project would be consistent with ambient noise levels in this agricultural/rural setting;

WHEREAS on or about July 17, 2025, the Applicant submitted an updated SWPPP memorandum prepared by Fisher Associates addressing comments received at the public hearing, particularly whether the presence of drainage tile outside the project areas would affect the SWPPP and/or be of concern during a fire emergency, and concluded that such drainage tile would not affect the function of the SWPPP nor cause any issues in a fire emergency;

WHEREAS, on or about July 28, 2025, the NYSDEC, having received a request for a parcel jurisdictional determination from CS Wheatland, concluded that there are "... the project proposes no regulated activities within the boundary of State regulated freshwater wetlands and/or adjacent areas. Therefore, ..., no freshwater wetlands permit is required for the project, as proposed."

NOW THEREFORE BE IT RESOLVED, by the Planning Board of the Town of Wheatland that:

1. The Board declares it to be SEQRA Lead Agency for the Proposed Action which includes both North Wheatland Solar Project and the CS Wheatland Solar project; and,
2. The Proposed Action is a Type I action under SEQRA; and
3. The Board considered the Environmental Record prepared for the Proposed Action, a copy of which is attached hereto as Exhibit A, including any comments received from the public and other agencies, and caused to be prepared an environmental assessment of the significance of and potential environmental impact of the action described above and finds that the Proposed Action will minimize the visual impact of the Proposed Action due to the use of substantial landscaping plantings along the perimeter and access road, by inclusion of significant open space which shall remain so that view points along North Road and Scottsville-Chili Road will be a substantial distance to the arrays, and help preserve the character of the area, therefore will not have a significant adverse impact on the environment and that a draft environmental impact statement will not be prepared.
4. The negative declaration, attached hereto as Exhibit B and incorporated herein by reference, is issued and adopted for the reasons stated in the attached negative declaration.
5. The Planning Board Chairperson is hereby authorized and directed to issue, on behalf of the Planning Board, the Negative Declaration in the Part 3 of the Environmental Assessment Form.
6. The Planning Board Chairman is authorized to file, distribute and publish notice of this negative declaration with involved and interested agencies and in the Environmental Notice Bulletin and generally in accordance with 6 NYCRR § 617.12.
7. This resolution shall take effect immediately.

PASSED AND ADOPTED this ____ day of September 2025 by the Planning Board of the Town of Wheatland. The noise study was received and forwarded to the Town engineers for their review.

ROLL CALL VOTE	AYE	NAY	ABSTAIN	ABSENT
Jay Coates, Chairman	X			
Mike Grasso, Vice Chairman	X			
Joseph Burns	X			
Kane Gascon				X
Robert Hatch			X	
Laura Michaels	X			

**NEGATIVE DECLARATION
Determination of Non-Significance**

Lead Agency: **Town of Wheatland Planning Board**

Date: **September 2, 2025**

This notice is issued pursuant to 6 NYCRR Part 617, the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law (collectively “SEQRA”).

The Town of Wheatland Planning Board (the “Board”), as lead agency, has reviewed the proposed action and determined that it will not have a significant adverse environmental impact and that a Draft Environmental Impact Statement will not be prepared.

Name of Action: North Wheatland Solar LLC Solar Energy Project and CS Wheatland Solar Energy Project

Location of Project Site²: **North Wheatland:** 1210 North Road, Town of Wheatland, Monroe County, New York
CS Wheatland: 1739 Scottsville Chili Road, Town of Wheatland, Monroe County, New York

SEQRA Status: Type I

Description of Action: The project sponsor proposes to construct, operate, and decommission a ±2.25 megawatt (“MW”) AC solar photovoltaic system (the “North Wheatland Project”) on approximately 22.7 acres of a parcel located at 1210 North Road (Tax Map Parcel 186.04-1-19.2) owned by Good Living Properties LLC (the “ Good Living Property”) within the Agricultural Rural (A-2) Zoning District including access, interconnection to the electrical grid and related site improvements and landscaping planting sand other visual mitigation measures. In addition, the project sponsor proposes a related ±2.375 MW AC solar photovoltaic system (the “CS Wheatland Project”) on approximately **10.81** acres of a parcel located at 1739 Scottsville-Chili Road (Tax Map Parcel 186.04-1-1.1) owned by Scott Krenzer within the Agricultural Rural (A-2) Zoning District (the “Krenzer Property”) to be developed on the adjacent to the North Wheatland Project. While the North Wheatland Project and the CS Wheatland Project each seek permits and approvals separately under the Wheatland Town Code, to ensure a complete review of the impacts of each project individually and together, the SEQRA has considered both projects together as a single Proposed Action.

Reasons Supporting this Determination:

The Board conducted a review of the Environmental Record for the Proposed Action, a copy of which is attached to this Negative Declaration as **Exhibit A**, analyzed the Application and Environmental Record and compared the information contained therein with the criteria for determining significance identified in 6 NYCRR § 617.7(c)(1) in accordance with 6 NYCRR § 617.7(c)(2) and (3). As indicated in the discussion of

² Note that the Town issued updated addresses for each project site in July 2025 and are listed here.

each criterion specified in 6 NYCRR § 617.7(c)(1) below, the Board determined that the Proposed Action will not create any significant adverse environmental impact relative to these criteria individually or cumulatively. As a result, the Board hereby determines that the Proposed Action will not have a significant adverse impact on the environment, and a Draft Environmental Impact Statement will not be prepared.

Analysis of Criteria in 6 NYCRR §617.7(c) for Determining Significance:

As required by §617.7(c), the Board compared the impacts reasonably expected to result from the Proposed Action to the criteria listed in 617.7(c)(1) as indicators of significant adverse impacts. Each of these criteria are addressed below:

(i) a substantial adverse change in existing air quality, ground or surface water quality or quantity, traffic or noise levels; a substantial increase in solid waste production; a substantial increase in potential for erosion, flooding, leaching or drainage problems;

a. Traffic Impacts

The Proposed Action will not have a significant adverse impact upon traffic or transportation. This action involves short-term impacts from traffic during the construction and decommissioning periods and testimony adduced during review established that traffic during operational period is insignificant. All such traffic will utilize the existing road network, and both projects will utilize a single access road from Scottsville-Chili Road.

b. Noise Impacts

The Board identified a potential adverse impact from noise produced by inverters, transformers and the tracker motors used to reposition the solar panels. These impacts were evaluated in the Noise Assessment prepared by Fisher Associates dated June 27, 2025 and updated July 17, 2025 submitted by the Applicant (“Noise Assessment”) is in the Environmental Record and was reviewed by the Board and the Town’s engineering consultant. The Noise Assessment utilized the NYSDEC Guidance for Assessing and Mitigating Noise Impacts DEP-00-1 (2001) and provided an evaluation of the noise producing equipment to be installed. The Noise Assessment determined that the noise levels to be produced at the property lines would be consistent with the ambient noise levels in rural farmland areas. As residents expressed concerns about noise produced by the tracker motors which reposition the solar panels, the Applicant testified that the tracker motors run only for short periods as the panels only move a few inches at a time as they follow the sun. The Noise Assessment further assessed the tracker motor noise based upon the specifications provided and determined that that motor noise would be imperceptible at a distance of five at a distance of (5) feet from the motors and was therefore essentially inaudible. In addition, the motors do not operate at night when ambient conditions are quietest. Based on the above, the Board determined noise levels at the property lines would be consistent with ambient noise levels in this agricultural/rural setting and therefore there would be no significant adverse noise impacts from the Proposed Action.

The Proposed Action will produce temporary, short-term impacts from noise produced by vehicles and construction activities over a period of several weeks within the six (6) to (9) month construction and decommissioning periods.

c. Air Quality Impacts

The Proposed Action will not create any significant adverse impact to air quality, the only impacts will be short-term, temporary and reversible disturbances only occurring during construction and decommissioning. The Proposed Action will not produce any air pollutants or other emissions to the air during operation.

d. Wetland Impacts

There are no wetlands impacts from the Proposed Action. The Environmental Record includes a wetlands delineation for each project and demonstrates there will be no state or federal jurisdictional wetlands affected by the Proposed Action. The Board takes notice that, on or about May 16, 2025, the NYSDEC issued a determination that the parcel for the North Wheatland Project did not contain any NYS Freshwater wetlands or adjacent areas. Similarly, on July 28, 2025, the NYSDEC issued a determination that the CS Wheatland Project proposed no regulated activities within any State regulated freshwater wetlands and/or adjacent areas and, therefore no freshwater wetlands permit is required.

e. Erosion and Drainage Impacts

The Proposed Action will comply with all applicable state and federal laws and regulations, including compliance with the Clean Water Act and the requirement to obtain applicable permits for stormwater discharges from construction activities. The Applicant submitted a Stormwater Pollution Prevention Plan (“SWPPP”) prepared by Fisher Associates dated February 7, 2025, last revised May 9, 2025, an addendum thereto dated July 17, 2025 addressing mitigation of the risk of contaminants in the event of firefighting activities on-site, the effect of the presence of drainage tile on the SWPPP and/or during a fire emergency and confirming the application of the SWPPP to the CS Wheatland Project. These materials were reviewed and approved by the Board and Town’s engineering consultants. The Proposed Action will comply with the approved SWPPP and not produce any adverse erosion and drainage impacts.

f. Solid Waste Production

The Proposed Action will not increase solid waste production. The decommissioned system and construction waste will be disposed of in accordance with applicable State regulations at appropriately licensed facilities.

(ii) the removal or destruction of large quantities of vegetation or fauna; substantial interference with the movement of any resident or migratory fish or wildlife species; impacts on a significant habitat area; substantial adverse impacts on a threatened or endangered species of animal or plant, or the habitat of such a species; or other significant adverse impacts to natural resources;

The site for both projects is currently an agricultural property. The loss of agricultural property, however, will not be permanent as site restoration (backed by a decommissioning agreement, plan and bond) will occur. The loss the acreage used for the Proposed Action compared to the volume and quality of Town and region’s agricultural resources is minimal. There will be no interference with the movement of any resident or migratory fish or wildlife species. The property is not a significant habitat area and, as shown in the iPac screening submitted, there will be no substantial adverse impacts on any threatened or endangered species of animal or plant, or the habitat of such a species, nor other significant adverse impacts to natural resources.

(iii) the impairment of the environmental characteristics of a Critical Environmental Area as designated pursuant to subdivision 617.14(g) of this Part;

As demonstrated in the revised Full EAF for the Proposed Action, there are no Critical Environmental Areas within the Good Living Property and Krenzer Property. As a result, the Board determines there will be no adverse environmental impacts to any Critical Environmental Areas.

(iv) the creation of a material conflict with a community's current plans or goals as officially approved or adopted;

The Proposed Action is consistent with the Town's current plans and goals, which specifically authorizes solar projects in the zoning district where the Proposed Action is located and meets the requirements of the Wheatland Code regulations for solar energy systems set forth in §130-62 W. The Board notes that the substantial landscaping plantings along the perimeter of the solar arrays relative to North Road and Scottsville-Chili Road, and along the proposed access road substantially eliminates views of the Proposed Action to the maximum extent practicable and represents a significant degree of conformity with the Town's zoning laws regulating solar energy projects. The Board further notes that the solar energy project originally planned for the Good Living Property was downsized to allow for substantial Open Space to remain as required by the Wheatland zoning laws. Similarly, the CS Wheatland Project was reduced in size to comply with the Town's zoning law requirements for Open Space. As a result, the Board determines that the Proposed Action represents a significant degree of conformity with the Town's zoning laws regulating solar energy projects.

(v) the impairment of the character or quality of important historical, archeological, architectural, or aesthetic resources or of existing community or neighborhood character;

The Proposed Action includes a substantial mix of mitigation measures intended to avoid and/or minimize visual impacts to the maximum extent practicable. The Board reviewed a line of site analysis, a series of revised and updated photographic visual simulations and renderings for the North Wheatland Project and the CS Wheatland Project containing views depicting representative individual and cumulative views from viewpoints along North Road, Scottsville-Chili Road, and near the access driveway to be constructed of (i) existing conditions, (ii) each project at installation, (iii) at installation of the proposed mitigation, (iv) after 5 years and 10 years of growth of the proposed mitigation. The Board notes that these substantial landscaping plantings along the perimeter of the solar arrays relative to North Road and Scottsville-Chili Road, and the distances of the arrays from the nearest residences and roadways will substantially eliminate and/or minimize views of the Proposed Action to the maximum extent practicable. The resulting open space provided provides visual buffering as views are more distant and the open acreage helps preserve the rural character of the area. The approved vegetative screening, landscaping and other mitigation measures must be maintained through the life of the Proposed Action. As will be confirmed in the final Operation and Maintenance ("O&M") Plan, the obligation to replace dead or damaged plantings shall be confirmed in the O&M Plan as well as any necessary inspections, conditions requiring additional maintenance or replacement and the time frames for such remedial action to occur.

Additionally, having received the Application for the North Wheatland Project and the CS Wheatland Project separately, the NYS Office of Parks, Recreation, and Historic Preservation ("SHPO") determined that no archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places would be adversely impacted by the North Wheatland Project (see SHPO No Effect Letter dated February 19, 2025 in Environmental Record). For the CS Wheatland Project, SHPO reviewed the Project Site and nearby properties, including the adjacent property at 1001 Scottsville-Chili Road, which is eligible for listing on State and National Registers of Historic Places, and offered no substantive comments on potential impacts to the identified property (see SHPO Letter with No Substantive Comment dated September 13, 2024 in the Environmental Record). The Board notes that the residence identified by SHPO at 10001 Scottsville-Chili Road is the home of Scott Krenzer, the Property Owner for the CS Wheatland Project and, based on the Board's knowledge of the area and the visual analyses provided, that there will be no views of the Proposed Action from this property.

Finally, the Proposed Action is located in a zone designated by the Town Code as appropriate for solar and, in light of the substantial landscaping, existing vegetative screening, topography and open space, the Proposed Action will not negatively impact neighborhood character, and based on the above findings will not negatively impact the character or quality of important historical, archeological, architectural, or aesthetic resources.

(vi) a major change in the use of either the quantity or type of energy;

There will be no negative impacts to energy as a result of the Proposed Action and, once constructed, the Proposed Action will generate electricity and create a positive impact due to the injection of renewable energy to the electrical grid.

(vii) the creation of a hazard to human health;

There will be no such impacts as a result of the Proposed Action. The Board notes that, according to the testimony provided by the Applicant and the material specifications provided by the Applicant and reviewed by the Town's Engineering consultant, the solar panels are comprised of silicon, copper wires and glass, contain no liquids and do not emit any pollutants to the air, ground or water. None of the materials installed into the soils emit any pollutants nor cause any contamination of groundwater sources. The approved SWPPP is part of the Environmental Record, was evaluated by the Board and the Town's Engineering consultant and will ensure that no impacts to surface or groundwater resources occur. During decommissioning, a new SWPPP will be provided to ensure that no impacts to surface or groundwater supplies occurs.

(viii) a substantial change in the use, or intensity of use, of land including agricultural, open space or recreational resources, or in its capacity to support existing uses;

The Proposed Action will result in the placement of a solar energy facility in a field currently used for limited agricultural purposes. As the Proposed Action is located in an Agricultural District, a Notice of Intent has been submitted for each project to the NYS Dept. of Agriculture and Markets ("NYSDAM") and both will comply with the guidelines for solar projects in agricultural areas and the land will be returned to its current condition after decommissioning allowing agricultural use to resume. The Board notes that the open space preserved as part of the Proposed Action plays a role in the mitigation of views of the Proposed Action and preservation of the rural character of the area. As a result, the Proposed Action does not represent a substantial change in the use or intensity of use of land from those allowed under the Town's current zoning law.

(ix) the encouraging or attracting of a large number of people to a place or places for more than a few days, compared to the number of people who would come to such place absent the action;

There will be no impacts from the Proposed Action as it will not attract large numbers of people. The Proposed Action is located on Private lands and is approximately 400 feet from the nearest road. The solar facility will be enclosed with an eight (8) foot tall fence and will be locked to deter unauthorized entrance.

(x) the creation of a material demand for other actions that would result in one of the above consequences;

There will be no impacts from the Proposed Action creating a material demand for other actions.

(xi) changes in two or more elements of the environment, no one of which has a significant impact on the environment, but when considered together result in a substantial adverse impact on the environment; or

There will be no impacts from the Proposed Action which creates changes in two or more elements above that, taken together, would result in a significant adverse environmental impact.

(xii) two or more related actions undertaken, funded or approved by an agency, none of which has or would have a significant impact on the environment, but when considered cumulatively would meet one or more of the criteria in this subdivision.

As set forth above, due to the proximity of the North Wheatland Project and the CS Wheatland Project, the Board evaluated the potential impacts of both projects individually and together to ensure all potential environmental impacts were identified, reviewed and mitigated. There will be no significant adverse cumulative impacts resulting from the Proposed Action.

Based on the foregoing, in accordance with 6 NYCRR §617.7, the Board hereby determines that the Proposed Action will not have a significant impact on the environment and that:

- A. As required by §617.7(a)(2), the Board has determined that an environmental impact statement is not required because any identified adverse impacts on the environment will not be significant.
- B. As required by §617.7(b), the Board:
 - 1. Considered the Proposed Action (as defined in subdivisions 617.2(b) and 617.3(g).)
 - 2. Reviewed the attached Environmental Record including without limitation all revised site plans, revised Full EAF and all documentation required under the Wheatland Town Code and supplemental submissions responding to comments from the Board, town engineers and the public on the Proposed Action, the criteria identified in 617.7(c) and other supporting information to identify relevant potential areas of environmental concern.
 - 3. Thoroughly analyzed the identified relevant areas of environmental concern to determine whether the Proposed Action will have a significant adverse impact.
 - 4. Set forth herein a reasoned elaboration of the Board's determination that the Proposed Action will not cause any significant adverse environmental impacts and refers to all supporting documentation.

For Further Information:

Contact Person: Jay Coates
Planning Board Chairman

Address: Wheatland Municipal Building
22 Main Street
Scottsville, NY 14546

Telephone Number: (585) 889-1553

Email: jdcoates@townofwheatland.org

TOWN OF WHEATLAND PLANNING BOARD

RESOLUTION APPROVING SPECIAL EXCEPTION USE AND SITE PLAN APPROVAL

NORTH WHEATLAND SOLAR 1 LLC

At the meeting of the Town of Wheatland Planning Board held on September 2, 2025 Board Member *M. Grasso* moved adoption of the following resolution; Board Member *J. Burns* seconded the motion.

WHEREAS, the Board, having reviewed all information provided, referred to and reviewed the Record of Submissions, Engineering comments from LaBella Associates PC, the Town's Designated Engineer, referred to and reviewed the County of Monroe's comments and this decision is based upon documents, specifications and information submitted including the documents and information contained on Exhibit A attached hereto:

WHEREAS, on or about November 12, 2024, the Town of Wheatland Planning Board (the "Board") received and is considering an application for a Special Exception Use and Site Plan Approval pursuant to Section 130-62 W. Solar Energy Systems of the Wheatland Town Code submitted by Greenspark Solar on behalf of North Wheatland Solar LLC (together the "Applicant") for a ± 2.25 megawatt ("MW") AC solar photovoltaic system (the "North Wheatland Project") on approximately 22.7 acres of a parcel located at 1210³ North Road (Tax Map Parcel 186.04-1-19.2) (the "Property") within the Agricultural Rural (A-2) Zoning District;

WHEREAS, on or about October 1, 2024, the Applicant made an initial presentation to the Board on the Project and Application, received comments from the Board, the Building Inspector, and the public;

WHEREAS, on or about November 19, 2024, the Applicant submitted an application package including the Town's application form, a landowner authorization form, civil site plan set, a Full Environmental Assessment Form ("FEAF"), a proposed Operations and Maintenance Plan, proposed Decommissioning Plan and Estimate, a Phase 1 Environmental Site Assessment ("ESA"), a wetland delineation report, visual simulations and line of sight analysis, a proposed stormwater pollution prevention plan ("SWPPP"), and responses to comments received;

WHEREAS, On or about December 1, 2024, the Applicant presented the Project as set forth in the civil plan set to the Board, received additional comments from the Board on the Project;

WHEREAS, on or about February 7, 2025, the Applicant submitted a supplemental package to the Board responding to the comments received from the Board including an updated narrative of the project describing the phases of the project, a revised FEAF covering both the Project and phase 2 (a solar energy project to be permitted separately), a utility property owner consent for interconnection, landowner consent for the access easement, an updated civil site plan set (depicting both the Project and phase 2), electrical 3-line drawing and equipment specifications; the Project SWPPP including an addendum addressing fire emergency details, proposed decommissioning plan and estimate, proposed operations and maintenance plan, Phase 1 ESA, and line of sight analysis;

WHEREAS, the Applicant then advised the Board that a second large-scale ground mounted solar energy system (± 2.375 MW AC) was planned to be developed in the future on lands adjacent to the Project

³ Note that the Town issued updated addresses for each project site in July 2025 and are listed here.

located on Scottville-Chili Road (Tax Map Parcel 186.04-1-11.1) owned by Scott Krenzer but necessary permits and approvals will be applied for separately;

WHEREAS, the State Environmental Quality Review Act (ECL Article 8 and its implementing regulations at 6 NYCRR Part 617, collectively “SEQRA”) require that no agency shall carry out, fund or approve an action until it has complied with the requirements of SEQRA;

WHEREAS, while the Application only seeks permits and approvals for the Project, to ensure a complete review of the impacts of each project individually and together, the SEQRA review for the Project will consider both projects together as a single Proposed Action;

WHEREAS, on or about February 14, 2025 and February 26, 2025, the Applicant submitted supplemental information consisting of a series of visual simulations depicting views of the Project, both with and without proposed visual screening; and

WHEREAS, on or about March 4, 2025, the Board, having reviewed the Application and supplemental submissions provided by the Applicant, adopted a resolution declaring the Application (together with the supplemental submissions) complete for review in accordance with Wheatland Code §130-62 W, declaring the Board’s intent to be SEQRA Lead agency and referring the Application to the Monroe County Department of Planning and Development (“MCPD”) pursuant to GML §239-m; and

WHEREAS, on or about March 13, 2025, as directed by the Board, the Applicant sent notices of the Board’s commencement of a coordinated review of the Proposed action and its intent to be lead agency for the Project to all potentially involved and interested agencies including Town of Wheatland Planning Board, Town of Wheatland Town Board, NYS Environmental Research and Development Authority, NYS Dept. of Environmental Conservation (Region 8), NYS Dept. of Agriculture and Markets, NYS Dept. of Transportation (Region 4), NYS Office of Parks, Recreation and Historic Preservation, Monroe County Executive’s Office, Monroe County Dept. of Planning & Development, Mumford Fire District, Wheatland-Scottsville Fire District, and the Agriculture and Life Science Institute.

WHEREAS, on or about March 27, 2025, the Board’s designated engineering consultant, Labella Associates PC, (“LaBella”) submitted a comment letter on the Application and supplemental materials submitted to date;

WHEREAS, on or about April 14, 2025, the MCPD having received a referral of the Application pursuant to General Municipal Law Section 239-m and Section 130-60 (c) of the Wheatland Town Code provided its determination and comments on the Application to the Board;

WHEREAS, on or about May 2, 2025, the Applicant submitted supplemental materials including an updated FEAF, an updated civil plan set, updated wetlands delineation report addressing the 2025 NYSDEC Freshwater Regulations (6 NYCRR Part 664), a letter responding to the March 27 LaBella Comment letter; a letter dated February 19, 2025 from the NYS Historic Preservation Office (“SHPO”) finding that no properties listed on or eligible for listing on the NYS or federal registers of historic places will be impacted, and an iPac finding of NLAA from the US Fish and Wildlife Service; and

WHEREAS, on or about May 6, 2025, the Board adopted a resolution setting a public hearing on the Application and the Proposed Action to be held on June 3, 2025 at 7 pm at the Wheatland Town Offices and directed the Secretary to the Board to cause notice of the public hearing to be published and mailed as required under the Wheatland Town Code; and

WHEREAS on May 9, 2025, the Applicant submitted updated visual simulations for both solar arrays (North Wheatland and the future adjacent solar array) depicting the separate and cumulative visibility of the

arrays and the effectiveness of the proposed visual screening to mitigate any visual impacts of the Proposed Action

WHEREAS, on or before May 15, 2025, the Secretary to the Board duly mailed notices of the public hearing in accordance with Section 130-60 B of the Wheatland Town Code, and posted the notice on the Town's Website and in the Town Offices as required to enable such residents to comment on the Project;

WHEREAS, on or about May 22, 2025, the Sentinel, the Official Newspaper of the Town, having received a copy of the notice of the public hearing from the Secretary to the Board, published the notice of public hearing in accordance with Section 130-60 B of the Wheatland Town Code;

WHEREAS, on or about May 16, 2025 the Applicant mailed a notice of the Application and project information to the following farm operations (as defined by NYS Agriculture and Markets Law, Article 25-AA) identified within 500 feet of the proposed project as the Proposed Action will take place within a certified Agricultural District: Scott Krenzer: 1001 Chili-Scottsville Rd., Scottsville, NY 14546. (Tax Map Parcel No. 186.04-1-1.1), Peter Burns: 1945 Chili-Scottsville Road, Scottsville, NY 14546; (Tax Map Parcel 186.04-1-15), Stokoe 1812 Inc: North Road, Scottsville, NY 14546; (Tax Map Parcel 186.03-1-4);

WHEREAS, on or about May 16, 2025, the NYSDEC, having received a request for a parcel jurisdictional determination from the Applicant and a subsequent letter following the expiration of the ninety (90) day review period, determined that there are "... no DEC regulated freshwater wetlands and/or adjacent areas on the Property";

WHEREAS, on or about June 3, 2025, LaBella delivered a second set of engineering comments on the Application (including the revised and additional materials submitted on May 2 and May 9, 2025) and advised the Board that the revisions and updates submitted by the Applicant were acceptable;

WHEREAS, on or about June 3, 2025, the Board conducted a duly noticed public hearing on the Project to hear all comments for and against the Project;

WHEREAS, on or about June 27, 2025, the Applicant submitted a noise assessment for the North Wheatland Solar project prepared by the Applicant's engineers, Fisher Associates, evaluating the noise producing equipment to be installed in accordance with the NYSDEC Guidance for Assessing and Mitigating Noise Impacts DEP-00-1 (2001) and concluding that there would be no significant adverse noise impacts at the property lines as noise levels would be consistent with ambient noise levels in this agricultural/rural setting;

WHEREAS, on or about July 3, 2025, the Board received and is considering a second application for a Special Exception Use and Site Plan Approval pursuant to Section 130-62 W. Solar Energy Systems of the Wheatland Town Code submitted by Greenspark Solar on behalf of CS Wheatland Solar LLC (together "CS Wheatland") for a ±2.375 MW AC solar photovoltaic system (the "CS Wheatland Project") on approximately 10.81 acres of a ±43.127 acre parcel located at 1739 Scottsville-Chili Road (Tax Map Parcel 186.04-1-1.1) (the "Krenzer Property") within the Agricultural Rural (A-2) Zoning District;

WHEREAS, together with the above application, the CS Wheatland submitted a package including the Town's application form, a landowner authorization form, civil site plan set, a Full Environmental Assessment Form ("FEAF") Part 1, a proposed Operations and Maintenance Plan, proposed Decommissioning Plan and Estimate, a Phase 1 Environmental Site Assessment ("ESA"), a wetland delineation report, visual simulations and line of sight analysis, a proposed stormwater pollution prevention plan ("SWPPP"), and responses to comments received, a utility property owner consent for interconnection, landowner consent for the access

easement, electrical 3-line drawing and equipment specifications; proposed decommissioning plan and estimate, proposed operations and maintenance plan, and line of sight analysis;

WHEREAS, on or about July 11, 2025 the Applicant submitted and updated noise assessment and addendum prepared by Fisher Associates to address specific noise related comments raised during the public hearing, evaluated potential noise to be produced by the CS Wheatland Project, and concluded that there would be no significant adverse noise impacts produced by the North Wheatland Project and the CS Wheatland Project individually and cumulatively as the as noise levels at the property lines for each project would be consistent with ambient noise levels in this agricultural/rural setting;

WHEREAS on or about July 17, 2025, the Applicant submitted an updated SWPPP memorandum prepared by Fisher Associates addressing comments received at the public hearing, particularly whether the presence of drainage tile outside the project areas would affect the SWPPP and/or be of concern during a fire emergency, and concluded that such drainage tile would not affect the function of the SWPPP nor cause any issues in a fire emergency;

WHEREAS, on or about July 28, 2025, the NYSDEC, having received a request for a parcel jurisdictional determination from CS Wheatland, concluded that there are "... the project proposes no regulated activities within the boundary of State regulated freshwater wetlands and/or adjacent areas. Therefore, ..., no freshwater wetlands permit is required for the project, as proposed";

WHEREAS, on or about August 25, 2025, LaBella advised the Board that the Noise Assessment and addendum as well as the revisions to the SWPPP prepared by Fisher Associates submitted by the Applicant were reviewed and determined to be acceptable and that there ere no issues preventing the Board from acting on the Application;

WHEREAS, on or about September 2, 2025, prior to this determination, the Board adopted determined that no significant adverse environmental impacts would result from the Project and adopted a resolution issuing a Negative Declaration under SEQRA having reviewed the Environmental Record of Submissions and Parts 1, 2, and 3 of the Full Environmental Assessment Form, together with the recommendation of LaBella.

WHEREAS, the Board, having reviewed all information provided, referred to and reviewed the Environmental Record of Submissions, engineering comments and recommendations from Labella, referred to and reviewed the County of Monroe's comments and bases this decision upon documents, specifications and information submitted including the documents and information contained on Exhibit A attached hereto:

NOW, THEREFORE, BE IT RESOLVED, that the Town of Wheatland Planning Board hereby:

1. **Approves the Application** of North Wheatland Solar LLC for a Special Exception Use and site plan approval for the construction of a solar facilities on the Property, as depicted on the Site Plans referenced in the Record of Submissions attached hereto as Exhibit A hereto;
2. **Approves the Decommissioning Plan and Decommissioning Estimate** for the Project attached hereto as Exhibit B;
3. **Determines that Decommissioning Security** shall be provided by the Applicant in the amount of \$228,347.04 for the Project, the form of which shall be approved by the Attorney for the Town,
4. **GML § 239-m Final Report**, authorizes and directs the submission of a Report of Final Action pursuant to GML § 239-m to the MCPD withing thirty (30) days of this resolution and

5. **Filing.** Directs the Planning Board secretary or Chairman to file this resolution within five (5) days from its adoption,
6. **Effective Immediately.** This resolution shall take effect immediately.

BE IT FURTHER RESOLVED THAT, this approval of this Application is subject to the following conditions:

1. General Conditions.

- a) **Energy Storage.** No energy storage systems shall be allowed as part of the Project.
- b) **Project Signage.** The Project shall have a Mumford Post as shown on the civil plan set (sheet __ of __) or other similar signage to enable emergency response approved by the Code Enforcement and Fire Marshal.
- c) **Decommissioning.** The Applicant and Town shall enter into a Decommissioning Agreement in a form subject to the reasonable approval of the Attorney for the Town incorporating the Decommissioning Plan and Estimate approved herein and form of the final decommissioning security. Compliance with the approved Decommissioning Agreement shall be a condition of this approval.
- d) **PILOT.** Applicant and the Town shall enter into a payment-in-lieu-of-taxes (PILOT) agreement for the Project;
- e) **Binding Resolution.** This resolution, decision and the conditions contained herein shall be binding on the Applicant, and any future owner or operator or their partners, successors or assigns.

2. Conditions to be Satisfied Prior to Issuance of Building Permit(s): That as a condition of this approval, the Applicant shall submit to the Building Inspector prior to the issuance of any building permit(s);

- a) **Operations and Maintenance Plan.** The Applicant or permit holder shall submit an updated and complete Operations and Maintenance Manual (“O&M Manual”) to the Building Inspector and Fire Marshal for their reasonable approval. The O&M Manual shall address, among other things:
 - i) **Contacts:** Proper local and off-site monitoring contacts which shall be updated annually and submitted to the Fire Marshall and Building Inspector no later than January 30 of each year or withing thirty (30) days of any changes to such contacts;
 - ii) **Screening Improvements:** A schedule of inspections following planting of landscaping and vegetative buffers installed for screening purposes to ensure the reasonable survival of the plantings for a period of eighteen (18) months;
 - iii) **Replacement of Plantings:** Upon notice of any dead or damaged plantings or other screening improvements (e.g. fencing) from the Town (“Notice”), Applicant or permit holder shall contact the Building Inspector within ten (10) business days to arrange for an inspection of the plantings or screening improvements within twenty (20) business days from said Notice to determine the scope of work to be performed, the time in which such work shall be completed and, upon completion, a new inspection schedule for a period of eighteen (18) months to ensure the

reasonable survival of the plantings;

- iv) Mowing: The anticipated frequency of mowing and maximum height of grasses inside the fenced area. The Town acknowledges that the use of pollinators will affect mowing frequency and timing to ensure it functions as intended.
 - v) Reports: Submission of copies of preparation and submission of maintenance reports required by the O&M Manual to the Building Inspector.
 - vi) Compliance: The Project shall be maintained in accordance with the O&M Manual. In the event a deficiency is observed, the Town shall provide notice and opportunity to correct the specified deficiency to the Applicant. Upon receipt, Applicant shall contact the Building Inspector in a reasonable time to determine the scope and timing of work necessary to correct the deficiency. Failure of the Applicant/Owner to complete the required corrective action will be considered a violation of the Operating Permit and Town Code.
- b) Emergency Response. Prior to the issuance of a building permit, the Applicant shall provide the Building Inspector, an Emergency Response Plan (“ERP”) addressing the following:
- i) Local Contact: The ERP must include the name and contact information of a qualified emergency contact, able to respond to any emergency on the site within one (1) hour of notice of any incident. If emergency response times exceed one hour the Town may contact a qualified local contractor, the owner/operator will bear all costs of this and hold the Town and contractor harmless for any actions taken.
 - ii) Training: The ERP must include a schedule for initial fire training and familiarization for the Wheatland-Scottsville Joint Fire District including a description of the basic process for site-specific fire response, locating electrical shut-off and/or switches and coordination with National Grid. Future training may be provided upon request from the Wheatlands Fire Marshall and/or Scottsville Fire Chief. These measures shall be established in coordination with the Wheatlands Fire Marshall and Scottsville Fire Chief.
 - iii) Knox-Box: The Project must participate in the Town’s Knox-Box program.
- c) Stormwater Plan. A Notice of Intent must be filed with the NYS Dept. of Environmental Conservation affirming that a Stormwater Pollution Prevention Plan (SWPPP) consistent with the requirements in the NYSDEC’s SPDES General Permit for Stormwater Discharges (GP-0-25-001, January 29, 2025) for construction activities disturbing more than one acre of land and a copy of said Notice must be submitted to the Town’s Designated Engineer and Building Inspector.
- d) Decommissioning. A copy of the fully executed Decommissioning Agreement and an original Decommissioning Bond shall be delivered to the Building Inspector.
- e) Insurance. The Applicant shall certify that they have commercial liability insurance against liability which might result from the construction, operation, and removal of the facility.
3. **Conditions to be Satisfied Prior to Issuance of Certificate of Completion:**
- a) Operating Permit. Pursuant to 19 NYCRR Part 1203, together with the Certificate of Completion, the Town will issue an operating permit for the Project. Fire inspections, reports of operations and events

as detailed in the current O&M Manual as well as required updating and filing of the current O&M Manual are required.

4. **Compliance during Project Operations.** Any material violations of the Special Exception Use, Site Plan and/or any conditions hereof will be considered as a violation of any Operating Permit which may result in cancellation of the Operating Permit after following the procedures applicable to zoning violations under Wheatland Zoning Code.

PASSED AND ADOPTED this 2nd day of September 2025 by the Planning Board of the Town of Wheatland.

ROLL CALL VOTE	AYE	NAY	ABSTAIN	ABSENT
Jay Coates, Chairman	X			
Mike Grasso, Vice Chairman	X			
Joseph Burns	X			
Kane Gascon				X
Robert Hatch			X	
Laura Michaels	X			
Eric Stein	X			

➤ **GreenSpark Solar-CS Wheatland Solar**

This is the second phase of the Solar project. It is zoned AR-2, solar is allowed and permitted as a Special Exemption Use under the Town Code for that zoning area. The Town recently changed the law, this application is not a PILOT, the previous solar project will need a PILOT agreement.

The SEQR was done with the Phase one project, which was approved tonight.

The Engineers commented on Phase 2 regarding the tree species. The white pine that was originally proposed has now been changed to Limber pine. The Engineer also mentioned looking into the sound study for more explanation from the Applicant.

Monroe County Comments have been received, with no substantial comments received.

SWIPP storm water plan has been received.

GreenSpark Solar was present to present to the Public.

This project will be on 43 acres of land with 10.8 acres fenced in with the equipment. Approximately 429 homes would be powered with the site.

There will be a green fence around the array with tree plantings.

A riparian buffer, which is 30 feet of native plant species, will create a buffer area to protect the creek.

There will be additional tree plantings along North Road for screening.

The intent for the remaining land would be farming. There will be no tree clearing.

GreenSpark will provide training to First Responders.

J. Coates asked about underground utilities to eliminate some of the poles. GreenSpark stated that it is more economic to do utility poles, there is also an issue with availability of materials.

J. Coates gave the public a chance to ask questions and give comments to GreenSpark about the project.

- 1) The renderings do not show the dead ash trees in the area, how realistic are the renderings?
 - GreenSpark stated that these are digital renderings of the area from drone footage.
- 2) What happens to the Bond if the company closes down.
 - The Town holds the Bond. The bond and the decommissioning agreement get updated every 5 years.
- 3) Where will this energy be sold?
 - GreenSpark stated that it will be sold to National Grid.
- 4) What is your plan for tree care?
 - GreenSpark stated that the first 3 years are the most crucial. They will get on site and water. They will check the growth every 4 months.
- 5) Is a variance needed for this project?
 - J. Coates stated that this is permitted use under the code, and they do not need a variance.
- 6) Where can the community find the Town Code?
 - J. Coates stated that it is on the Town Website.
- 7) Questioning the finding that wetlands are not an issue with the project.
 - DEC has drastically changed the wetlands rules, the DEC has determined that there are no wetlands on this property.
- 8) Questioning the pine trees that will be used for the project since they are native to the Western area of the Country?
- 9) How does this benefit the Town?
 - GreenSpark stated that there will be tax benefit to the Town, School and County.
 - There is also a benefit for lower income households who use National Grid.

The public hearing was opened at 7:49 P.M. by reading the following Public Hearing Notice:

NOTICE OF PUBLIC HEARING:

The Planning Board of the Town of Wheatland, pursuant to Section 130-60.B of the code of the Town of Wheatland, will hold a Public Hearing on ***Tuesday, September 2, 2025***, at 7:00 P.M. in the Wheatland Municipal Building, 22 Main Street, Scottsville, NY to consider the following:

The application of GreenSpark Solar, and CS Solar, LLC, for Site Plan and Special Exception Use approval to allow a large-scale 2.375 MW DC Solar Energy System in an AR-2 Zoning District. This parcel is located off Chili Scottsville Road. Tax Parcel # 186.04-1-1.1.

All interested parties are asked to attend and be heard or to submit written comments concerning this application.

View public access files by using this link or find the link on the Town of Wheatland website calendar under the meeting date:

https://townofwheatland.sharepoint.com/:f:/s/WheatlandPublicAccess/EjV1qV9gVSRKicp_WiKWTUEBPn0cwWXRKELFI1FxerrUug

Jay D Coates, Chairman
Wheatland Planning Board
Dated: June 10, 2025

The following comments and concerns were made by the public in attendance:

- **Mike Balonek**, 2668 Scottsville Mumford Rd.
 - Asked if J. Coates had visited a well-executed solar establishment....(the rest of the question was indecipherable on the recording).

- **Gary Savage**, 3687 North Rd.
 - Questioned whether the solar panels would cause a great deal of heat to be released into the area?
 - Questioned whether the solar arrays would cause damage to the soil?
 - Many Municipalities require an escrow for decommissioning of solar farms; would the Town of Wheatland consider this approach?
 - J. Coates stated that it is a question for the Town Board, they make those decisions.
 - Some Municipalities are implementing moratoriums on new solar farms to give them time to determine the environmental impact. Would the Town of Wheatland consider this?
 - J. Coates stated that it is a question for the Town Board, they make those decisions.
 - Can the Organization and the Board guarantee that area homes within 3 miles of the project will not lose 5% of their value in the next three years?

- **Maureen Leupold**, 3063 Oatka Creek Rd.
 - Questioned whether Caledonia Central School District would benefit from the Solar Project, or just Wheatland Chili?
 - J. Coates stated that just Wheatland Chili since the farm falls in the School district boundaries.

The Public hearing was closed at 7:55 P.M.

Future Business:

- 3602 North Rd Subdivision

R. Hatch made a motion to adjourn the meeting, seconded by E. Stein and unanimously approved. The meeting was adjourned at 8:00 P.M.

Respectfully submitted,

Renee Smith