

**TOWN OF WHEATLAND
PLANNING BOARD MINUTES
January 4, 2022**

Members present: Joseph Burns, Laura Michaels, Robert Hatch, Jay Coates
and Mike Grasso

Members absent: Kane Gascon and Tim Steves

Also present: Terry Rech, Building Inspector

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

J. Burns made a motion to approve the minutes from 12/7/2021, seconded by R. Hatch and unanimously approved as follows:

Joseph Burns – aye
Mike Grasso -aye
Robert Hatch -aye
Laura Michaels -aye
Jay Coates -aye
Time Steves -absent
Kane Gascon - absent

Old Business:

➤ ***AES - Ravich Solar***

Nothing new to report

New Business:

➤ **Bodhi Solar Project**

Bridget Cuddihy the Lead Developer was present to give an overview of the project. She stated that the project will be a 5 MW ac system. It will be located on Riga Mumford Road on the southern portion of a 137-acre lot

with a 46-acre area of disturbance. The access road will be off Riga Mumford Road. This will be a lease agreement between Cypress Creek and the property owner.

Ms. Cuddihy stated that the project will be going along the tree line, they will not be removing any trees. There will be 7 poles along the northern side of the access road. They will be planting 4 different tree species as screening along North Road, the access road, along the front of the system and the corner of North Rd and Riga Mumford Rd.

J. Coates stated that he has concerns about the view sheds, that is what the community seemed most concerned about with the previous Solar project. He mentioned that the Board will probably want to have enhanced screening along North Rd.

J. Coates also mentioned the poles and questioned the ability to be underground. Mark Sweeny, attorney for Cypress Creek stated that they are looking into that as a possibility, and they will get back to the Board. Mr. Sweeny stated that there will be some poles that are customer poles and others are National Grid poles. The project has control over the customer poles but does not have control over the National Grid poles.

Ms. Cuddihy stated that this will be a community solar project. Community members who have National Grid can buy into the “farm”, which would get them credits on their National Grid bill.

There were a few members of the community in attendance, their main concern was the view shed. They also had concerns over the sound level and increased traffic during construction. They also questioned the length of time for the construction. Ms. Cuddihy responded that construction would last around 16-20 weeks. There would be the noise of construction trucks for deliveries between the hours of 7 a.m. to 7 p.m. After construction there will be only routine maintenance for both the system and landscaping.

Ms. Cuddihy stated that the posts may be pile driven, which will create a noise issue during construction. Mr. Sweeny stated that there are things that can be done to help alleviate the disturbances. They will have more information for the March meeting, possibly earlier.

M. Grasso made a motion that the Town of Wheatland Planning Board request of all involved agencies that we would be Lead agency of the Bodhi I Solar, LLC 5 MW ac solar project on Riga Mumford Rd. This was seconded by R. Hatch and passed as follows:

Joseph Burns – aye
Mike Grasso -aye
Robert Hatch -aye
Laura Michaels -aye
Jay Coates -aye

The following is a summary list of information that the Board is requesting for this project:

1. Information on Community Solar
2. The 3-line electrical drawings
3. SHPO concurrence
4. Landscaping
5. Additional landscape screening
6. Information on ability to ground mount equipment instead of using poles
7. Information from NYS AG&MKTs. from the mitigation plan for NYSERDA

8. Geo Tech
9. Construction related impacts
10. Pile drivers and types of equipment that will be used
11. Decommissioning plan

Ms. Cuddihy stated that Q1 2023 is the targeted date for the construction to begin.

Future Business:

- Commercial Site Plan for 3721 Scottsville Rd.

There will be no work session in January.

R. Hatch made a motion to adjourn the meeting, seconded by J. Burns and unanimously approved. The meeting was adjourned at 8:12 P.M.

Respectfully submitted,

Renee Smith