

**TOWN OF WHEATLAND
PLANNING BOARD MINUTES
April 5, 2022**

Members present: Joseph Burns, Laura Michaels, Robert Hatch, Jay Coates
Tim Steves, Mike Grasso and Kane Gascon

Members absent:

Also present: Terry Rech, Building Inspector
Raymond DiRaddo, Attorney for the Town

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

L. Michaels made a motion to approve the Town of Wheatland Planning Board minutes from 3/1/2022, seconded by T. Steves and approved as follows:

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

Old Business:

➤ *AES - Ravich Solar*

Tabled

➤ **Bodhi Solar Project**

M. Grasso made a motion that since the Board has received no interest from other parties that the Town of Wheatland Planning Board will proceed as lead agency, seconded by R. Hatch, and passed as follows:

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

J. Coates said that there are 2 sets of engineer’s comments, one dated 1/28/22 and one dated 3/18/22. The Board is still waiting for the written responses from the 3/18/22 comments. There was discussion between J. Coates and the Applicant about the status of some of the comments.

Ms. Cuddihy had some updates to the design. She stated that the access drive will be moved to the south due to trees that can not be removed near the original site. Moving the access drive means that it is now in line with an existing National Grid pole, so now there is one less pole in the project. There are also updates to the landscaping along the Northern side of the fence along North Rd.

Ms. Cuddihy gave an overview of the project for the Public in attendance. 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. This will be a ground mounted single axis tracker system. All the power will go into the grid.

There were various viewpoints from multiple locations shared which showed the progression from install to 10 years after installation. There will be a mix of evergreen and deciduous trees used for screening. The fence will be a wooden post game fence with a black chain link fence covered with a green mesh. The goal is to make the views look as natural as possible and to blend into the environment.

Ms. Cuddihy said that this project will be a community solar project. She said that residents and businesses would be able to opt in through a subscription provider. They would receive a credit from National Grid every month for a portion of the power produced by the solar farm. There will be more information and resources available for the public as the project moves forward.

Mike Simon and Jonathon Spurr from LaBella were present to address the Board on the Glare study. Mr. Simon said that they have reviewed the Glare study and determined that they are using industry standard programing to prepare the report. It was determined that there are no areas of concern.

The posts for the panels will probably be pile driven, which will be loud. The construction times are currently planned to be from 7 am to 7 pm. There was discussion about limiting the timed during the day, but the result would be longer construction time. There will be more discussion on this subject.

The Public Hearing was opened at 8:07 pm by Chairman Coates reading the following Public Hearing Notice.

The Public Hearing will stay open until the next Planning Board meeting.

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, April 5, 2022**, at 7:00 P.M. in the **Wheatland Municipal Building, 22 Main Street, Scottsville, NY** to consider the following:

The application of Bodhi Solar, LLC/Cypress Creek Renewables, LLC for Special Exception Use (including SEQRA and Site Plan components) to construct and operate a ±5 MW Large-Scale Solar Energy System on a ±46.7-acre portion of Tax Map #197.03-1-8.11 located at 1699 Riga-Mumford Road in the Town of Wheatland, Monroe County, New York

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

Public access to view files using link:

https://townofwheatland.sharepoint.com/:f:/s/WheatlandPublicAccess/EjV1qV9gVSRKicp_WiKWTUEBiwVttCXSDlp7Jw5SV42XfA?e=chu5Xc

Jay D. Coates,
Chairman Wheatland Planning Board
Dated: March 17, 2022

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

- **Mark Fortner**, 1760 Riga Mumford Rd., Churchville, NY
 - Questioned if the inverters are cooled at all?
 - Mr. Sweeny said that there is not a water-cooling system, they are cooled by the air.
 - Questioned why the drilling was done?
 - Ms. Cuddihy stated that it was the Geotech study to determine what form of racking would be best for the project.

- **John Love**, 3314 North Rd., Churchville, NY
 - Mr. Love was thankful for the transparency of the project information.

- He stated that everyone wants green energy, but no one wants to see it.
 - He would prefer to see a construction work schedule of 8-5 to lessen the disruption to people's daily lives.
- **Marjorie Love**, 3314 North Rd., Churchville, NY
 - She is worried about losing the natural beauty of the area.
 - She stated that her house is eligible to be on the Historic register, she is currently working on the application.
 - She wants to make sure the history of the area is preserved.
- **Pat Hirokawa**, 1313 North Rd., Scottsville, NY
 - She lives around the corner from the other solar farm.
 - She suggested letting everyone in the area know ahead of time about the imminent construction noise, and the construction timeline. She said that she didn't know what the noise was when the construction started for the previous solar farm.
- **John Masiello**, 483 Stottle Rd., Scottsville, NY
 - He also agrees that everyone wants green energy, but no one wants to see it.
 - He said that Cypress Creek has seemed to go out of their way to minimize the visual impact of this project.
 - The noise will be short term, not a permanent issue.
- **Jim Gilman** 1389 Beulah Rd., Churchville, NY
 - Concerned that more retiring farmers will sell their land for solar farms. He wonders how many solar farms we will see in the Town in the coming years.
 - Mr. Sweeny said that there is a limitation on how many can go in certain areas because substations have capacities.
- **Nancy Gilman** 1389 Beulah Rd., Churchville, NY
 - Wondered what is in it for the Town of Wheatland?
 - J. Coates stated that this will increase the tax base.

The Public Hearing will remain open until the next Planning Board meeting.

The project plans will be posted on the public access site.

New Business: None

Future Business:

- Commercial Site Plan for 3721 Scottsville Rd.

There will be no work session in April.

R. Hatch made a motion to adjourn the meeting, seconded by T. Steves and unanimously approved. The meeting was adjourned at 8:30 P.M.

Respectfully submitted,

Renee Smith