

**TOWN OF PERTH PLANNING BOARD
MARCH 15, 2021
6:00 P.M.
PERTH TOWN HALL**

AGENDA

PRESENT:

_____ **RON CETNAR, CHAIRMAN**
_____ **FRAN SIKORSKI, VICE CHAIRMAN**
_____ **BOB GORDON**
_____ **JEFF GREEN**
_____ **NICHOLE SURENTO**
_____ **MICHAEL DIMEZZA**
_____ **TRACY GUTOWSKI**

_____ **SEAN M. GERAGHTY, SR. PLANNER**
_____ **MARK CONCILLA, CODE ENFORCEMENT OFFICER**

I. CALL MEETING TO ORDER:

The meeting was called to order at _____ p.m.

II. APPROVE MINUTES OF LAST REGULAR MEETING:

DISCUSSION:

MOTION: To approve the minutes to the February 8, 2021 meeting.

MADE BY:

SECONDED:

VOTE:

III. SUNEAST LIMESTONE SOLAR, LLC - SPECIAL USE PERMIT FOR SOLAR FARM ALONG BISHOP ROAD:

A. Background:

SunEast Limestone Solar, LLC would like to construct a 20+/- megawatt Solar Farm off of Bishop Road in the Town of Perth (Tax Map Parcel No. 165.-1-6, 165.-1-62.11, and 165.-1-65). The owner of the property is

James Skiff. The combined size of the three (3) parcels is approximately 392+/- acres. The Solar Farm proposal will physically alter approximately 145+/- acres of the project site.

B. February 8, 2021 Meeting:

During its February 8, 2021 meeting, the Town of Perth Planning Board held a public hearing on Suneast Limestone Solar, LLC's Special Permit application for a Solar Farm Project on lands owned by James Skiff along Bishop Road. Following the public hearing, the Planning Board asked that additional plantings be provided in order to mitigate potential visual impacts associated with the project. Specifically, Suneast Limestone Solar was asked to provide screening along both County Highway 107 and Sacandaga Road in addition to the tree plantings that will be provided around each of the solar arrays on the property.

STATUS: Stantec Engineering has updated the overall Site Plan drawing showing landscaping along County Highway 107 and Sacandaga Road. Stantec has also provided an updated Visual Analysis depicting the additional plantings.

DISCUSSION:

C. State Environmental Quality Review:

During its January 11, 2021 meeting, the Town of Perth Planning Board declared itself the Lead Agency for the purpose of issuing a determination of significance under SEQR for this proposed action. Since that time, the Planning Board has been working with the applicant to see if the potential adverse visual impacts associated with the project can be addressed by expanding the coverage and the number of plantings making up the Landscaping Plan for the project.

DISCUSSION:

MOTION:

MADE BY:

SECONDED:

VOTE:

D. Planning Board Action:

In accordance with Article 9 of the Town of Perth Zoning Law, the Planning Board must grant, deny or grant subject to conditions the application for Special Use Permit within sixty-two (62) days after the public hearing.

DISCUSSION:

MOTION:

MADE BY:

SECONDED:

VOTE:

IV. ACTIVE SOLAR – PUBLIC HEARING ON A SPECIAL USE PERMIT FOR SOLAR FARM ALONG NYS ROUTE 30:

A. Background:

Active Solar would like to construct a 3.5 AC megawatt Solar Farm along the east side of NYS Route 30 in the Town of Perth (Tax Map Parcel No. 178.-2-25). The parcel is currently owned by Adelbert Pooler and is approximately 27.1 acres in size. According to the applicant, the physical disturbance of the solar array will be approximately 5.85+/- acres.

B. February 8, 2021 Meeting:

During its February 8, 2021 meeting, the Town of Perth Planning Board continued reviewing Active Solar’s Special Permit application for a Solar Farm along NYS Route 30 on lands owns by Adelbert Pooler. At that time, the Planning Board asked that the following piece of information be provided prior to the public hearing:

1. A comparison of the usage of a mesh fabric as opposed to privacy slats in the fencing where the tree plantings will be limited because of the wetland location.

STATUS: Provided.

DISCUSSION:

C. Planning Board Action:

In accordance with Article 9 of the Town of Perth Zoning Law, the Planning Board must grant, deny or grant subject to conditions the application for Special Use Permit within sixty-two (62) days after the public hearing.

DISCUSSION:

MOTION:

MADE BY:

SECONDED:

VOTE:

V. OTHER BUSINESS:

A. Chairman's Update:

(Ron Cetnar, Chairman)

B. ?

VI. CLOSE OF THE MEETING:

MOTION: To close the meeting at _____ p.m.

MADE BY:

SECONDED:

VOTE: