

PLANNING BOARD MINUTES

NOVEMBER 28, 2022

A regular meeting of the Town of Dickinson Planning Board was held on the 28th day of November 2022, in the Town of Dickinson Board Room and ZOOM, Town Office Building, 531 Old Front Street, Binghamton, New York. Chairman Ford called the meeting to order at 6:00 P.M.

MEMBERS PESENT: Ford, Morello, Mickelson, Van Houten, Sands(zoom)
MEMBERS ABSENT; None
ALSO PRESENT; Marinaccio, Morabito, Exley, Lake, Doyle, Gourley, Kline(zoom),Van Why(zoom), Brewer(zoom) Love,
Rafferty, Reals(zoom)

PUBLIC HEARING
494 GLENWOOD LLC
SPECIAL PERMIT

Chairman Ford called the public hearing to order at 6:02 P.M. Chairman Ford introduced Tim Gourley as the applicant's engineer to detail the purpose of the public hearing. Mr. Gourley stated that this client, 494 Glenwood LLC. requested a Special Permit to operate a solar farm in a district zoned R-1. In addition to the Special Permit, site plan approval is also required by the Town code. He stated that the owners have four other local solar farms in various stages of development. The site was well suited for the solar farm use due to its proximity to the NYSEG substation. The two existing lots are approximately 28 acres and at the present time is wooded. Many trees will be removed, except for those trees that provide screening to the site. The plans call for approximately 11,800 solar panels capable of producing 4.9 megawatts of power. A transformer will also be placed on the lot.

Mr. Gourley also updated the Board members on revisions to the plans as a result of the last Planning Board meeting. Changes were made to the EAF form that needed to be corrected. Once completion of the project is achieved, there will be little travel to the site since every aspect of the operation is handled remotely. After approval of the project a Geotech firm will conduct soil conditions to determine the appropriate method of supporting the solar panels. The posts are usually seven to 10 feet deep depending on soil conditions. The approximate height of these panels will be between ten to eighteen feet when completely tilted. The solar panels can tilt to adjust their angle for a more efficient way to collect the solar energy. He also described the decibel noise readings from the solar panel energy generation. These decibel noise readings, usually around 65 decibels for a system like this, come from the transformers

that are used to convert the solar panel energy to AC electric energy. The noise occurs only during the daylight hours.

Sharon Exley asked about the noise level and Mr. Gourley gave some examples of various noises and their decibel readings. Mr. Love asked about the runoff water coming off the panels and whether this was taken into consideration. Mr. Gourley presented a plan that was developed as a result of the last meeting. Shelia Reals asked about the setbacks and proposed screening for the project. The panels are now manufactured with an antiglare material which reduces glare coming off the panels. Danny Morabito stated that he is concerned that technology is getting so advanced that these panels will be obsolete in five years and new panels will be installed. He stated that he is opposed to the project because of the number of trees being removed and felt that a residential use would be more in keeping with the character of the neighborhood. An unidentified neighbor stated that he is concerned with the drainage and that there have been problems in the past. Kyle Doyle, member of the Prospect Fire District, stated there was a drainage problem due to the ditches not being dug out on Glenwood Road. Mr. Gourley stated that state regulations require less water runoff than presently occurs. Mr. Gourley also stated that prior to the operation of the solar farm, the company will hold meetings with first responders. He stated that once the construction is complete, it is easier to explain proper procedures. Sharon Exley stated that she is opposed to the project and asked that the screening requirements be reviewed as they relate to Linda Drive. Town Engineer Ron Lake stated that he will review the SWPPP and the decommissioning plan.

After closing the Public Hearing comment period, Chairman Ford stated that he is still concerned with the drainage issue. Chairman Ford made a motion to ask NYSDEC to review the SWPPP based on a letter that the Board Members received from the DEC. Member Morello seconded the motion, and all members present voted Aye. Member Van Houten made a motion to classify the proposed project as a Type 1 action. Member Mickelson seconded the motion, and all members present voted Aye. The Board also requested that the plans be sent to NYSDEC as part of the review process.

Chairman Ford made a motion to approve the minutes of the September 26th meeting. Member Mickelson seconded the motion and all members present voted Aye.

The next meeting will be held on December 19th at 6:00 P.M.

Member Morello made a motion to adjourn the meeting at 7:40 P.M. Member Van Houten seconded the motion and all present voted Aye.

Respectfully,

Stephen Rafferty
Secretary

