**TOWN OF KENDALL**

**PLANNING BOARD**

**MEETING MINUTES**

**Tuesday, November 26, 2019 at 7:00 p.m.**

ATTENDANCE: Chair. Andrew Kludt - present

 Jeff Conte - present

 Phil D’Agostino - present

 Steven Catone - present

 Patty Pfister - present

Also present: Brian Harper, Project Mgr., DG New York CS, LLC, Mife Schaffron, LeBella Associates, CEO Hennekey, CEO Strong and Recording Secretary Bakutis.

Chairman Kludt called the meeting to order at 7:00 p.m.

Chairman Kludt started the meeting off by introducing the board and had the remaining attendees introduce themselves. He asked Brian Harper to state why he came before the board and speak a little about the company he is representing and what their intentions are here in Kendall. Brian said he had a full presentation that he would like to present, he was granted the floor to do so.

**PRESENTATION AND DISCUSSION:**

TOWN OF KENDALL

DG NEW YORK CS, LLC.

KENDALL & ORLEANS DG SOLAR and ENERGY STORAGE PROJECT

Presentation presented by Brian Harper, NextEra Resources, LLC., 11/26/2019

Agenda:

* Company Overview
* Project Request and Overview
* Project Details
* Project Benefits
* Town of Kendall Site Plan Considerations
* Planning and Zoning Form

(Informational packet is included with these minutes).

**Questions Raised and Answers:**

1. A.K. – Breakdown of a kv line? Power that goes to our houses is usually three phase lines, 13.2 kv, five megawatts usually fits on that size line. With the projects already round Kendall or projects with the same substations those smaller lines are saturated, so they need to set up twosub-transmission lines that run longer distances. 34.5 KV is a bigger line so more power can run through it, 13.2 kv is a small line which equals less power. Brian told the board that’s why they want to build here in Kendall kind of siloed along the 34.5 kv line corridor. These two projects are along that corridor and the landowners are open to solar development which is why they landed on these two sites, W Kendall Rd. and Center Rd.
2. M.S. – Realizes these are the preliminary plans but ultimately will you be showing a staging area anticipating that you’re probably going to put down some hard surface temporarily that will get reclaimed as the site is built out? That would come closer to 60% design. Brian said that’s not something they usually show this early. M.S. - What will be done to limit the amount of previous surface for panels, trucks, etc. Brian will get back to the board on that.
3. A.K. – On the Kendall project he noticed for the access road they were utilizing the old railroad and he was wondering what kind of agreements do they have with the owner? Brian said they are in conversation with Mr. Hardenbrook now as far as the agreement for the access road and to get over to the 34.5 kv line they need access to the distribution line easement. The access road from W. Kendall Rd. using the former railroad right of way. A.K. – Do you have to run a new line from Rt. 18 to the site? Brian told Andrew the line already exists; the only new lines would be from their inverters to five new poles which will be located on the owner’s property.
4. A.K. – Do you have documentation from National Grid saying it’s kosher to go ahead and tie in with a five-megawatt system? Brian – They will be getting the final study back next week, but from their previous projects they had no issues tying into the 34.5 kv lines. For Kendall the study comes back December 6th and for Orleans December 11th.
5. Why were these parcels in Kendall Chosen? Overall the area on W. Kendall Rd. can handle the KBT line of 5 megawatt (MW).
6. A.K. – The Kendall project looks like there re wetlands on the property, will you be putting solar panels on this wetland, east of existing solar tower? Brian responded by stating there is no DEC wetlands on the site, DEC wetlands usually do not allow solar panels on wetlands and they require a buffer, but for Army Corps wetlands which these probably will be they will allow you to drive piles into them. It’s considered minimally invasive. He also explained when you start clearing trees is when you would have to apply for a permit. They also won’t be grading the land at all.
7. M.S. – On the Orleans site the entrance road coming off Center Road crosses a stream, with tractor trailers coming in can you analyze how wide you’ll have to make it to allow the trucks to egress and negress, will you be designing a culvert to cross? Brian said it looks like there is a stream there, but the stream runs under the road. Andrew said the stream does meet right at the driveway and goes directly east and heads north so the driveway may need improvements to handle the workload of trucks, etc. Brian said that may change, they try to avoid crossing streams.
8. A.K. – What is the setback on Center Road of the Orleans project? Brian responded saying 150 feet, the setback to solar panels is probably 300 feet. The dotted line on the map shows the minimum setback of 150 feet around the whole property.
9. M.S. – Are you going to have in detail your solar panel spacing? Brian – Spacing between the panels/rows will be 20 feet from pole to pole is the standard. They like them to be far enough apart so there won’t be shading and allows for mowing.
10. J.C. – How does the mowing work? Brian – They contract the mowing job out and he believes it’s mowed once a quarter or as needed. The information will be in the maintenance plan. They use a slow growing shade resistant seed.
11. S.C. – For the Orleans project it’s showing a dwelling right across the street from the access road, will be there be any type of screening provided for that resident? Brian – Some kind of buffer will be provided.
12. A.K. – Will the fence be a standard chain link and will it have galvanized poles? Brian – He’s not sure if it is galvanized but it will be a standard chain link fence. The fence will be seven feet high.

Brian explained to the board there will be two concrete pads on both properties that would host the inverter, transformer and battery module. The battery module is a standard size shipping container

30’ x 12’. Batteries are lithium ion batteries; they have their own fire pressure system inside. The company will be putting together a fire suppression system safety manual. This is an overall storage of power. They will be working with National Grid to operate the battery.

1. A.K. asked what is the life span of a battery? Brian answered 20 to 30 years, they may need to be replaced. They will be kept running for the life of the solar project.
2. M.S. – Do you have secondary containment for the batteries in the storage containers or elsewhere? D.S. – In the event of a leak is there a potential hazard that may cause any environmental problems? Brian – They are on a concrete pad and there is no general leaking, they are also stored inside the shipping containers.
3. A.K. – How often does the fire compression system need to be used? Brian – He has never heard of it being used on any of their projects.
4. J.C. – How many storage containers per site? Brian – There’s two storage containers per site.
5. A.K. – Is there a reason on the Orleans why the battery storage container is directly adjacent to the road as opposed to the others? Andrew feels it’s not pleasing to look at. Brian – They can move that back. The thought process was they wanted it to be in thirds of the site because its not just the battery, it’s the inverter and transformer, so as the power is coming from the solar panels there’s a little bit of lose, they call it clipping. DC direct current and AC alternating current. So, they just wanted one to cover the back of the property and same up front, that’s something that can be changed.
6. A.K. – What kind of noise will there be on the site? Brian – The noise sounds like a fan on the side of a house.
7. A.K. – Will there be any lights on the property? Brian – No.
8. A.K. – What is the life expectancy of buffer and maintenance? Brian – As long as the project last.

Condition to consider:

A six-day work week instead of seven.

Outstanding documentation:

SEQR and SWPPP

DEC jurisdiction

Special Use Permit

Bond

**APPROVAL OF MINUTES**:

Minutes from the September 24, 2019 meeting submitted by Recording Secretary Bakutis were reviewed. Phil D’Agostino moved to accept the minutes as amended, seconded by Patty Pfister. All in favor.

**ADJOURNMENT:**

Jeff Conte made a motion to adjourn, seconded by Phil D’Agostino. All in favor. Meeting adjourned at 8:58 p.m.

**NEXT MEETING:**

January 7, 2020 at 7:00 p.m.

Respectfully Submitted,

Tammy Bakutis

Recording Secretary