

MINUTES OF THE PLANNING BOARD 8-28-13

Members Present: Jim Harris, Maureen Knapp, Tim Coyne; Barbara Albro and Jim Seamon. Also present: Don Armstrong, Linnea Coyne, Mr. Goddard; Peter Harris, Mark Ferrara, Terry Orr, Deb and Ken Brock.

The meeting was called to order at 7:00 PM with the Pledge. Minutes of the 7-24-13 meeting were reviewed. Motion to approve the minutes with one correction made by Jim Seamon, seconded by Barb Albro, all in favor, the motion carried.

New Business: Application of Peter Harris (Song Mountain). Mr. Harris appears before the Board with Mark Ferrara of Cazenovia Equipment to explain his application to install a wind turbine. Song is a high electric user and he is trying to reduce his consumption and go greener to produce some of the Mountain's energy costs. He explained it is a big project and would be cost prohibitive without governmental subsidies such as an Investment Tax Credit and a grant from NYSERDA. He projects that the turbine/windmill would produce about 80% of the mountain's electric needs. December through March is peak however the turbine will produce year-round, though not enough to be selling power back to National Grid. The lead time is 6-12 months to do the build out with an anticipated Spring 2015 finalization date. There is a deadline he needs to meet to take advantage of the funding, which is by the end of the year. The windmill would be located at the top of the triple and double chair and will be 218 feet high. Don Armstrong stated he has spoken with Dan Dineen and believes it is a permitted use. The property is in the Ag district. Discussion was had concerning the zoning ordinance and sections 520, 523 and 524 were reviewed regarding accessory uses. If regarded as a telecommunications tower it may require a conditional permit. The neighboring property is owned by the Van Patten family. The board also reviewed Section 655 concerning alternative energy systems. It will either be regarded as a permitted accessory use or a telecommunications tower. Don Armstrong asked the applicant what he is presenting this under. Mr. Harris said it would be a stretch to regard it as a telecommunications tower and believes it would be an accessory use. **Motion** by Jim Seamon to accept the application as a permitted accessory use under Section 523 of the Zoning Ordinance, seconded by Barb Albro, all in favor, the motion carried.

Jim Seamon asked about the proposed exact location and was told it had not definitively been determined, however the board is free to view the area before any final decision is made. Mark Ferrara stated due to time constraints on the grants, it is necessary to show the work has started by year's end, or alternatively, to invest 5% of the total project cost, approximately \$40,000.00. The applicant would like to have a building permit by the end of the year. With tax credits and depreciation, about 80% of the cost will be realized. Jim Harris asked about the aesthetics. Mark Ferrara said there is a very similar turbine of the Lawrence Doody Farm in Otisco. It would not be visible from the bottom of the mountain but you would see it coming in on I-81. Mark Ferrara also said you would not be able to hear it 400 feet away from the bottom of the tower. They will comply with any FAA lighting requirements. The Board discussed height requirements (218') for the flashing red light and asked if it would be visible from nearby lake properties. It will be a distance from the chairlifts. Jim Harris asked about producing a CAD drawing. Mr. Ferrara stated they can do photo simulations and again noted the Doody Farm is very

comparable to this proposal. An as-built survey can be provided once the project is started. There will be no way to climb up the tower – the access is from inside the tower and would likely be fenced. Jim Harris said tonight's meeting could be considered a pre-application conference. Jim Harris said the Board will require more detail as to the Section 1044 checklist for planning board review, such as exact location, proposed use and height of any nearby slope 5% or greater. Peter Harris said a topographic map can be provided. Maureen Knapp said the Board can take the existing map submitted and use it as a basis, adding a topo layer. Mr. Ferrara answered affirmatively and will show more detail as to the one acre the turbine will be located on and can also provide foundation detail. Mr. Harris asked for any further questions by the board of the applicant. Terry Orr stated he has information the board may want to ask of the applicant. Jim Harris stated he will have an opportunity to speak at a public hearing on the application. Don Armstrong stated the Board is considering this as a pre-application conference and they will be back in September to initiate a formal process. Mark Ferrara said NYSERDA requires notice to any adjoining landowner, however Don stated that the applicant should undertake this notification and provide names and addresses. Procedurally, the Board cannot schedule its Public Hearing until it has a formal application. Mr. Ferrara agrees to provide the secretary with the additional information two weeks prior to the September meeting. Mark Ferrara asked about the future timeline and was told the formal application would be presented in September and if sufficient information is provided, the Board will schedule a public hearing, possibly to be held between the September and October meetings. At the October meeting if the board has enough information, a vote would be scheduled and would be approved or disapproved. If approved, the applicant will meet with the code enforcement officer to issue a building permit. Jim Harris concluded by requesting that Terry Orr send the Board a letter outlining any questions or concerns.

Old Business: Song Lake View. Don stated the well results had been submitted to the Health Department and it has signed off on the sub-standard lots. Paul Sheniman has reviewed the well results and is OK with it. Don spoke to Jan Kublick and relayed that the Board is expecting the full map and plan at the September meeting. At that time the board will determine the next step. Maureen stated it would be helpful to have the map ahead of time.

Jim Seamon commented on the Mirabito propane tank and noted there was to be pine trees in front of the tank and that has not occurred. Rick Fritz will be asked to follow up. There being no further business, **Motion** made by Tim Coyne, seconded by Jim Seamon, to adjourn at 8:45, all in favor, the motion carried and the meeting adjourned.

Respectfully submitted,

Mary Anne McCloskey, Secretary