

**Town of Enfield
Planning Board Meeting
March 7, 2007**

Minutes

Members Present: Virginia Bryant, Richard Neno, Sr., Debbie Teeter
Members Excused: Jim McConkey
Members Absent: Ann Chaffee, Calvin Rothermich, Doug Willis

Also Present: Peggy Hubbell/Town Council, Michael Miles/EMC, John Rancich

Call to Order 7:00 p.m.

Privilege of the Floor:

- No comments

Review and Approval of November 1, 2006 minutes: Minutes were reviewed without any corrections noted; they were not approved as there was no quorum.

Presentation by John Rancich regarding his proposed commercial wind farm: (Delayed until 7:20 p.m. in anticipation of arrival of absent board members) Mr. Rancich stated the primary question is will the Planning Board agree to be the Lead Agency for the SEQR process. Co-chair V. Bryant thinks either the Planning Board or the Town Board would be the Lead Agency and clarification is needed. Mr. Rancich presented his proposal for Planning Board review. V. Bryant questioned how much power was expected to be generated by this project, as the newspaper printed numbers different than those of Mr. Rancich; his numbers are correct. R. Neno wondered if new power lines would be needed. Mr. Rancich said existing power lines will carry the power, but a substation must be erected. Power will go into the national grid and anyone can buy it, NYSEG will get a fee for transmission. V. Bryant asked about carbon credits; federal government allows tax credits for wind generation.

The Board reviewed a map of the tentative wind tower sites, some of which are on Rancich owned or leased land, some on DEC and state land, some on other land owner's property. Final data and engineers will determine the final recommended sites. Mr. Rancich thinks if the final proposal recommends sites on state land it will ultimately be approved by the NYS Park system. D. Teeter asked for information from similar projects and the resulting municipal compensation; she thinks the numbers suggested in Mr. Rancich's proposal will need a clear rationale behind their calculation. Mr. Rancich said there is not a lot of data or information out there to base projected figures on, and referred to Horizon Energy's Town of Fenner Maple Ridge program. P. Hubbell mentioned the FOIL process as a means of getting information if it is not forthcoming from other municipalities. M. Miles asked about the figure presented in the proposal as compared with payments in lieu of taxes. Mr. Rancich reviewed the figures he used to ballpark the income generation figure he used in the proposal.

In terms of a projected timeline, even if got "go ahead" right now it would be two years before towers could go up. The Planning Board needs to do research to determine who should be Lead Agency: the Planning Board, the Town Board, or perhaps the DEC? There are no DEC regulations concerning wind tower design, development and construction. The board will make a decision about the SEQR at the next meeting.

Old Business

1. **Mobil Home Ordinance:** J. Neno spoke with someone from the Tompkins County Health Department; there are now guidelines for mobile home parks (terracing, waste collection and treatment, etc.). Perhaps the town role should be location restrictions. Teeter asked what makes mobile homes different from apartment complexes, i.e. what requires yearly payment and inspection? Much of the existing document seems unneeded and perhaps redundant in view of the town's subdivision regulations. Perhaps pertinent sections could be added into the subdivision regulations.

Meeting Adjourned