

Town of Enfield Planning Board Meeting Minutes - June 1, 2016  
Enfield Community Building

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PRESENT: Ann Chaffee, Steve Givin, Calvin Rothermich, Dan Walker

EXECUSED ABSENT: Poney Carpenter

STAFF: Sue Thompson/Planning Board Recording Secretary  
Alan Teeter, Code Enforcer

Dan Walker called the meeting to order at 7:03 p.m.

Ann Chaffee made a motion to accept the minutes of May 4, 2016, meeting. Steve Givin seconded the motion. Minutes passed unanimously.

Dan Walker invited John Rancich to present his subdivision of tax parcels 4.-1-8.3 and 4.-1-8.4 (1730 Mecklenburg Road) area. He would like to combine parcels and divide into three parcels, "A, B, C". There is concern regarding that "C" parcel would not have the required frontage on a State Highway. There needs to be a medium of 20 foot access. A right of way cannot classify for the frontage requirement. The "C" parcel will be leased to Travis Hyde Properties for placement of Solar Farm by Renovus.

A Public Hearing was set for July 6, 7:00 pm, to present the subdivision, described above, with adjustments for a "20 foot" frontage for "C" parcel.

John Rancich presented a subdivision on property he purchased on Hines Road. After discussion he will divide the property to only 2 parcels so no public hearing is required and he will work with Alan Teeter, Code Enforcement for division.

Dan Walker asked Thom Mayo, Renovus Solar to present information on Solar Farm 3 to be located at 4.-1-8.3 and 4.-1-8.4, Mecklenburg Road. This is the location presented above by John Rancich. The total leased parcel size will be 13 acres. The lessor would be Travis Hyde properties. The proposed project is a 2.39 MW Solar photovoltaic system consisting of approximately 7,030 solar modules. Thom Mayo asked if the 50 foot setback for a fence in the area could be less than 50 foot. It is was decided that a 50 foot setback/buffer is not needed for this project.

Dan Walker will write a report/letter to Tompkins County Planning Department regarding the Solar Farm 3 project because of the Solar Farm being located near a state highway. A Public Hearing was set for July 6, 7:00 pm to present the Solar Farm 3.

Dan Walker presented the Site Plan Review law and gave the following suggested changes:

Article II, Applicability, Exemptions, and Review Standards – Section 2.1 Application to Land and Projects – A. 1. Construction of any large structure (10,000 square feet or

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more) should be changed to (5,000 square feet or more). This would require a review of the project.

There was continued discussion from the May 4 meeting, regarding a proposed commercial building being built above the current Dandy Mart on Mecklenburg Road and how dangerous that part of Mecklenburg Road is for traffic.

A motion was made to change the square footage from 10,000 to 2,500. It was also motioned to change (3.) Expansion of any non-agricultural Structure by 5,000 square feet or more to 2,500. Motion passed unanimously.

Dan Walker will write up suggested changes and submit them to the Town Board.

The Proposed Solar Law Draft review was tabled until the July meeting.

Steve Given made a motion and seconded by Dan Walker to adjourn the meeting.  
Meeting adjourned at 8:45 p.m.

Respectfully submitted, Sue Thompson, Recording Secretary

**PB resolution No. 2016- 2: Site Plan Approval, Renovus Solar, Solar Farm 2, 1805 Mecklenburg Road, Tax Parcels No. 9.-1-11 and 9.-1-27**

1. This action is Consideration of Final Site Plan Approval for a 396kW solar photovoltaic (PV system located at 1805 Mecklenburg Road in the Town of Enfield, 370 feet from the south side of Mecklenburg Road. The Proposal involves the construction of approximately 1,278 Canadian Solar CS6X 310-p PV modules and 50 SMA solar inverters installed on Daetwyler Clean Energy's (DCE) Modu-rack I driven-pile ground Rack System. The system will be interconnected with the utility grid at a new service transformer to be installed by NYSEG. JRB Partners LLC, Owner; Renovus Solar applicant, Thom Mayo, Agent; and
2. This is an Unlisted Action for which the Town of Enfield Planning Board is acting in an uncoordinated environmental review with respect to the Renovus Solar solar farm proposal; and
3. The Planning Board, on March 2, 2016, has reviewed and accepted as adequate a Short Environmental Assessment form part 1, prepared and submitted by the Applicant; site plan drawings entitled "Renovus Solar Farm 2/Mecklenburg Road" prepared by Renovus date stamped February 18, 2016; and 4. The planning Board on March 2, 2016, has prepared a Short Environmental Assessment Form Parts 2 and 3;

**NOW, THEREFORE BE IT RESOLVED:**

That the town of Enfield Planning Board hereby makes a negative determination of environmental significance in accordance with article 8 of the Environmental Conservation Law and 6 NYCRR Part 617 New York State Environmental Quality Review for the above reference action as proposed, based on the information in the SEAF Part 1 and for the reasons set forth in the SEAF Parts 2 and 3, and, therefore, an Environmental Impact Statement will not be required.

**PB resolution No. 2016- 3: Site Plan Approval, Renovus Solar, Solar Farm 2, 1805 Mecklenburg Road, Tax Parcels No. 9.-1-11 and 9.-1-27**

1. This action is Consideration of Final Site Plan Approval for a 396kW solar photovoltaic (PV system located at 1805 Mecklenburg Road in the Town of Enfield, 370 feet from the south side of Mecklenburg Road. The Proposal involves the construction of approximately 1,278 Canadian Solar CS6X 310-p PV modules and 50 SMA solar inverters installed on Daetwyler Clean Energy's (DCE) Modu-rack I driven-pile ground Rack System. The system will be interconnected with the utility grid at a new service transformer to be installed by NYSEG. JRB Partners LLC, Owner; Renovus Solar applicant, Thom Mayo, Agent; and

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2. This is an Unlisted Action for which the Town of Enfield Planning Board, acting in an uncoordinated environmental review with respect to the Renovus Solar solar farm proposal, made a negative determination of environmental significance after having reviewed and accepted as adequate a Short Environmental Assessment form part 1, prepared and submitted by the Applicant; and prepared a Short Environmental Assessment Form Parts 2 and 3; and
3. The Planning Board, at a public hearing on March 2, 2016, has reviewed and accepted the site plan drawings entitled "Renovus Solar Farm 2/Mecklenburg Road" prepared by Renovus date stamped February 18, 2016, and other application materials;

NOW, THEREFORE BE IT RESOLVED:

That the town of Enfield Planning Board hereby grants site plan approval for the above referenced action as proposed.