

PLANNING BOARD
REGULAR FEBRUARY MEETING
MONDAY, FEBRUARY 12TH, 2024
7:00 PM—TOWN HALL—1529 NYS RTE 12
BINGHAMTON, NY 13901

Present: Brian Donnelly, Chairperson
Thomas Eldridge, Vice Chairperson
Jamie Szenher, Board Member
Maura Cooley, Board Member

Also Present: Alex Urda, Town Engineer
Gavin Stiles, Code Officer
Nathan VanWhy, Attorney

Absent: Michael Boland, Alternate Board Member

Brian Donnelly: It's 7:00 and I'd like to call the February Planning Board to order. First on the agenda is the acceptance of the minutes from the January meeting. Is there any discussion?

Jamie Szenher: No, I'll make a motion to accept the minutes.

Thomas Eldridge: I'll second it.

Brian Donnelly: Ok, we have a motion and second, can we have a vote?

Adam Donahue:	Ms. Cooley, Board Member	Voted: Aye
	Mr. Szenher, Board Member	Voted: Aye
	Mr. Eldridge, Vice Chairperson	Voted: Aye
	Mr. Donnelly, Chairperson	Voted: Aye

The motion was thereupon declared adopted by a roll call of:
Ayes—4 Nays—0 Absent—1 (Boland)

Brian Donnelly: Ok, so we accept those minutes. If you could just do a roll call for attendance.

Adam Donahue: Ms. Cooley; present, Mr. Szenher; present, Mr. Eldridge; present, Mr. Donnelly; present.

Brian Donnelly: We do have a quorum so we can go ahead with the business. Under new business we have a preliminary discussion and visual assessment for a proposed solar project at 1206 River Rd and is the applicant here? Ok. Mr. Urda, do you have any comments at this time?

Alex Urda: So this applicant came in to us two years ago right at the time of our moratorium on solar when we were upgrading our code. Gavin and I did do a preliminary meeting with them per the code back then at that time and then they halted things while the code waited the time period for the moratorium and once that lapsed they came back in and we did a second preliminary meeting with them. It was a ZOOM meeting to go over per the code again. Their application is started. Tonight is just a preliminary discussion, they wanted to get a feel from the board for what to do for visual renderings. I would give them a lot of sight to look at, what we think they should add

to their plan package. We thought it was good to bring them in and have them give a basic overview of what they're doing and maybe we can discuss that and then they can get the rest of their application package to us if that makes sense.

Brian Donnelly: Gavin, do you have anything to add?

Gavin Stiles: I'm with Alex, we work together on this and we thought we'd let you guys figure out what you'd be happy with visually and then we can move forward.

Torrey Clark: So obviously I want to thank the board for getting us on, it's kind of short notice. I know we were past the deadline but we got kind of squeezed in there. I put together some packets here for the pictures that we currently have. I came out late summer and took some pictures. As you flip through, the front page here kind of labels different locations. We went over with a third party and discussed with them where some of the viewshed points should be when it comes to that. Coming down Clearview Place at that stop sign facing into the project and then the location 2 would be from the house that's across the street from that on River Road and then the third location we wanted to represent that you wouldn't see it from across the road from 369. Obviously I'll back up and repeat that. For everybody here, my name is Torrey Clark. I am from New Energy Equity. We are a solar development company. I live in Elmira, my office is in Horseheads. I like to bring that up because I know quite a few towns that I've come into have a fly-by-night solar guy that's from Texas that doesn't really care about their town or what you want to do. My main point is to be here and work with the board and get their feedback and your feedback and kind of work together to find common ground. Again, this is a very preliminary, I wanted to kind of get a gauge from the board of if you guys want to see more visuals from different locations. We're absolutely open to that and would encourage it.

Alex Urda: Do you have a handout with the panels on it? A hatched area so that the Board can see it.

Torrey Clark: I have one here.

Thomas Eldridge: The first page, the civil plan here shows where the panels are.

Torrey Clark: You can pass this around if you would like. That's the site plan, those are my own notes. They're the distances from the houses to locations, to the panels, things like that. It gives you a general idea of what the project looks like. I didn't bring that material tonight, simply because we were going over the visuals and then when we move forward next meeting I'll have more for the public to look at and see what the project looks like, the size and stuff. I have a few extra copies of what I gave to them when it comes to locations and pictures. I also want to address the public. I have a pad of paper up here and what I'd like to do is, if you have any questions or concerns or anything like that please feel free to write down your name, contact information, and what the concern is. If you don't want to share what the concern is there please take cards and email me. I am no stranger to discussing whatever you guys want to discuss. If next meeting you would like me to bring some documentation or anything like that to address that concern I will absolutely do that.

Alex Urda: For Board and public general overview, the hatched area that you're seeing on figure one is generally assumed to be covered in panels, with the exception of around the house that's down there. There is a version up here that has panels on it but just so everybody knows the hatched area is proposed to have panels on it.

Thomas Eldridge: Minus the darker shaded area in the middle of the hatch, that is more of a low-lying area. By the looks they go around that.

Torrey Clark: Yeah.

Alex Urda: So the Board knows, Gavin and I had discussed with them, should they move ahead, maybe moving location three to, do we want one from Rte 369 and also from the nearest house? Or from one location is that decent enough? And do we need others south of the site or maybe even from Teeburn?

Jamie Szenher: I think there's a lot of trees there on Teeburn, I think there's a lot of trees on the edge of the road there.

Alex Urda: Before it drops off.

Jamie Szenher: Yeah.

Torrey Clark: I know driving on 369 from what I remember, I struggled finding a break in the trees on the riverbank to get a picture of across the river. I know wintertime is a different story when trees shed. Frankly, I didn't even think about taking the picture until Alex and Gavin gave me the idea from the house there. But, I don't know what you guys want to see.

Jamie Szenher: That eagle nest that was there right across the river from you is gone now.

Torrey Clark: Is it?

Jamie Szenher: Yes. It came down a month or two ago. It was directly across from that location. Right towards the tip of that island is where that was.

Torrey Clark: Ok.

Alex Urda: While the Board's talking about something else they consider, Gavin was just talking about with me that Country Knoll is at 1300 feet where the delta river is much lower. You may see it from the top of Country Knoll, it might be worth a view from up there. You can't go into the neighbors' backyards but maybe off of Echo or something like that.

Alex Urda: That's a 400-foot grade change so you're looking down.

Thomas Eldridge: The other thing was the house across from it on 369, I think there's going to be even more trees there because you've got the trees and you've got trees on the island.

Torrey Clark: I know you guys discussed it but I don't know if maybe somebody had said, is that house occupied?

Brian Donnelly: Whether or not It's occupied now, it might be occupied.

Torrey Clark: Absolutely, I understand that.

Brian Donnelly: It almost looks like then you've got to go across the island and I don't think you're going to see much from there but it's worth stopping there just to get a look.

Torrey Clark: Absolutely.

Alex Urda: It's worth getting your photos again in the wintertime with the leaves off. We prefer that.

Torrey Clark: Ok. So, in addition to those from 369 and up on the cul-de-sac, are there any other locations that you'd like to see?

Thomas Eldridge: The house on the north end of the field there. The bigger house there, Lance Pinney's. This big house at the end of the field.

Torrey Clark: I have a packet here I can hand out to you guys. I came out in the summertime, the same time that I took these pictures here and I'm a licensed drone pilot so those are drone photos that are taken above the project-facing house.

Alex Urda: Any of the houses along that stretch, if you guys want him to look at them you just need to let him know tonight.

Thomas Eldridge: Is Lance here?

Alex Urda: There's three of them here...

Resident: Allen's here.

Thomas Eldridge: Which house is Allen's?

Alex Urda: The closer one right next to the word 'River Road.'

Thomas Eldridge: Jeffery Allen. Can you see that house that's down there by the river, can you see that from your house?

Jeffery Allen: Yes you can and his barn that he's got next to it.

Jamie Szenher: Right, his barn is the northern part of it then his house is next to it, is that right?

Jeffery Allen: Correct.

Thomas Eldridge: If you were going to take photos from those two houses there, can you do the photo with a rendering of the panels in there?

Torrey Clark: Mr. Allen, do you mind if I come onto your property and take a picture from the building or the corner of the building?

Jeffery Allen: No.

Torrey Clark: Ok, before I leave remind me to get your contact information so I can let you know when I'll be heading out to get that.

Jeffery Allen: Ok.

Thomas Eldridge: The pictures with the rendering of what the panels actually look like were really good in the last one.

Torrey Clark: We do renderings with the panels and it will show screening so we usually do a rendering with screening when it's initially planted and then screening 3-5 years. So you guys want to see from the cul-de-sac?

Thomas Eldridge: The cul-de-sac at Green Meadow because it's 400 feet higher there Alex says, and if you get permission from Mr. Allen...

Alex Urda: Country Knoll or Green Meadow? Country Knoll is higher. Both?

Thomas Eldridge: Yeah if you did both, the cul-de-sacs on Green Meadow and Country Knoll and from their house...

Torrey Clark: So the seven locations.

Thomas Eldridge: Yeah, and if the panels are rendered into them like we talked about.

Jamie Szenher: You've done projects other places?

Torrey Clark: Yeah. We're Western NY a little bit more than out here right now. I know we have a couple projects in Vestal, one here, in NYS I think there's about 175 megawatts in projects.

Alex Urda: Does the Board want a general overview from him? This is your first time looking at it. Do you want him to go over how many megawatts, how many acres it is? It's in the floodplain.

Torrey Clark: I didn't really prepare to go over the project in too much depth today just because we were doing the visual simulations but if everybody can see this is kind of what the project will look like. You can see that it's kind of split in the middle. That's because the property has a DEC wetland in the middle of it which we go through what's called a SEQR process so that's all something that is regulated. We have to go through environmental studies and archaeological studies to protect that land. It is a 2-MW project. To put that in perspective 2-MW is not big at all in the solar industry. When you start to look at the huge solar farms that are kind of the eyesores, those are more 10-MW, above five I would say, the utility scale stuff. This is more of a very small, we're making the upgrades to the substation, transformers, things like that which I like to say that because when it comes to the grid, NYSEG, National Grid, any utility kind of moves at their own pace to upgrade any sort of lines or transformers or anything like that. When a project comes in like this and they require an upgrade, we upgrade that, we are responsible for that. It's kind of an aid to you in the community, it kind of gives you a little more space, a little bit more reliable lines, transformers, substations. Like I said, at the next meeting if you guys would like to join I will have a big board, I'll mark it up with a marker and we'll go more in depth. Do you guys mind if I open up for a couple questions if they have them or do you want to wait for next meeting?

Brian Donnelly: We can take just a couple questions I guess.

Torrey Clark: Ok, so I will preface this by saying that if I don't know the answer I have teams of people who absolutely love answering questions. Is there anybody here that has any immediate questions, concerns, anything like that?

Resident 1: The one I have is why would you consider putting a solar farm in a place that the entire area is down in the floodplain?

Torrey Clark: We actually have dealt with and we were the first project in New York State to be put into a flood zone. We have another project more toward Jamestown that is in a flood zone. That doesn't really affect anything other than just how we wire things. It's not anything that's a concern to us.

Resident 1: Not being sarcastic, I've lived here 61 years. The first 35 of them directly across the street from where this project is going to be. I've witnessed in the spring literal blocks of ice floating down through that. That becomes a river so it's going to smash the hell out of your solar system if it's down there when it happens. Money-wise, looking at that part, why would you put it in a riverbed?

Torrey Clark: All I can say for that is the decision for that is a little above my pay grade. Obviously we go through countless studies, anything that has to do with the project when it comes to sunlight and placement and the property itself so that's something that's probably been brought to the attention and is not a concern I guess otherwise I wouldn't be here. I appreciate it, I can bring it back and see if we looked at this. Maybe it is a huge issue but I can't say that right now.

Resident 2: I have a couple of concerns. Impact on the wildlife. I read through, there's going to be gaps in the fencing to let the little critters in and out and you're trying to blend it all but my other concern is the wildlife but also, are there going to be any other structures on this property other than the solar panels themselves? I don't know how it works.

Torrey Clark: Yes and no, depending on your definition of a structure.

Resident 2: A building.

Torrey Clark: No buildings.

Resident 2: And everything has to go underground, right? To get the power to wherever you're getting it to.

Torrey Clark: We have a little explanation we like to give. We have what are called interconnection poles. Those are what you see at the road so there's usually five or six interconnection poles. After that last pole, everything goes underground. So, everything is wired underground. The only permanent structure in our projects is a concrete pad, one concrete pad that everything sits on. The exchange, everything like that. We have to put together a decommissioning plan. We put up a bond for this decommissioning. I think by your code it's addressed every five years. We revisit with you guys every five years to make sure that the inflation rate and everything like that is still kind of kosher with everything that we gave you and that is the guarantee in us paying for, in 35 years down the road, becomes decommissioned, it doesn't work anymore, we come in or the Town hires somebody to come in and bring the land back to it's original state. Everything comes up and actually we've learned over years of this that the nutrients in the soil are actually if you wait the 35 years on farming land at least, the nutrients are actually more rich than when we put the solar farm in. Wildlife-wise, obviously we go through the SEQR process, if there's any wetlands, migration patterns that are through the parcel then we have to address that. We have to change something so that's regulated by the NYS DEC.

Resident 3: Location 2 is actually at the end of my driveway and that's not the view I have.

Torrey Clark: I was hoping you were here tonight.

Resident 3: What am I going to be looking at? You're more than welcome to come to my house and take a picture. I'm home everyday, I'm retired.

Torrey Clark: Before I leave I will get both of your guys' information so I can let you know when I'm coming out.

Resident 3: And he's view 1.

Torrey Clark: Ok, so what I'll do is I want all your guys' information so I can let you know when I'm coming out and if you don't mind I'll take a picture from there. I want the best possible view so I was kind of thinking to myself when I took the picture that I have, it's on the road and I obviously can't see the view from the road. I was like, that's not going to be the view that he'll get. I'll get your information and I'll take that picture and we'll do the rendering right from your deck there.

Resident 4: What kind of data do you have from previous projects for adverse effects on property values?

Torrey Clark: We have a ton of data that I could bring next meeting. We have plenty of appraisal companies, real estate companies that have done studies, University of Michigan, Cornell, that speak to the fact that the size solar farm that we put in, our company, does not affect property value. We start getting into property value being affected that's when you start getting into those 10-MW, 15-MW solar farms that are utility scale. Again, I could bring that next meeting for you. If you want to jot your information down I can send it to your personal email as well. Anybody else?

Resident 5: Yes. I live over on Teeburn. My name is Spyros Dimatos but I'm not the Spyros Dimatos that's on this project. He's my cousin. I grew up here. I went to the Forks. I graduated in '86. I moved to Boston, I was within proximity to these types of installations. Personally, I would not want to live across from one. To add to it, I also had to drive by windmills which I would hope that you would never entertain at some point in the future either. Just as residents in a residential neighborhood, why would I ever want to have a commercial solar power station as my neighbor?

Torrey Clark: Is that just visually?

Resident 5: Visually. I was just driving to come to the meeting here, two deer crossed right across from this gentleman's house. Those are deer runs right there. What you're going to do down at the bottom when you put those panels in, you're going to change their runs so you're going to probably cause the deer to run in tighter patterns. We have enough issues avoiding deer with our vehicles. I think you're just going to make the issue worse.

Resident 6: I'm worried about the bald eagles too. We do have nesting bald eagles down there.

Torrey Clark: Yes he was just saying that they nest on the islands.

Resident 5: Those deer track twice a day so they come from the hillside.

Torrey Clark: The panels are not going on any hills. They're all on the flat. There's no panel that's going on a hill, there's way too many construction and development issues.

Resident 5: You're going to have to put up fencing behind that tree line. The tree line that we would see, you're going to have high fencing.

Torrey Clark: Not quite that far up, there's a 50-ft setback from the panel to the fence. Let me ask you this: Are you imagining the fence being up on the hillside?

Resident 5: It would be on the side that the panels would be on.

Torrey Clark: Obviously there's going to be a fence all the way around it but the fence is going to be on the flat so there's nothing going on the hill. The only thing that's going on the hill is an access road. There's an access road that's going to wind down that hillside because of the elevation change.

Resident 5: But I'm curious, just going back to one of my questions, why would a residential neighborhood want to entertain the idea of putting a solar substation, power station, as a neighbor? Why would I want to have that right next to me? What's the benefit to us as residents?

Torrey Clark: There's a couple different reasons. I spoke a little bit to upgrading your grid, your lines and things like that. The other part is we register our solar farms as community solar so the power that that generates, it doesn't cost you guys anything. You can quit at any time, you just go online and sign up. It saves you 10-15% off of your electric bill if you sign up for community solar. You would just go on, you would state that that's the solar farm that you want to subscribe

to and you would save 10-15%. That's really where some people get hooked is 'all right, I'm saving money on my electric bill.' When it comes to the visuals of it, and I speak very bluntly about this, a solar farm is not for everybody. Some people hate them. On the other hand, it is a much bigger difference from a solar farm to windmills, you brought up windmills. When I come into a town I usually ask people if this is something that they're open to. Then we work with you guys to gain common ground, make sure that everybody is happy. We don't want to come in and say 'hey guys I don't really care about your concerns. We're going to put this project here.' I've seen other developers come in and just talk to the Board and not talk to you guys at all, which is a little frustrating because it puts a bad taste in your guys' mouth for what I do. Again, I can put together some stuff for you to bring in next time.

Resident: Is this the only site being considered?

Torrey Clark: This is the only site being considered here, yeah.

Resident 6: We already have a solar farm over by the airport.

Resident: You mentioned a transfer station, can you tell me a little bit more about that? Where's that going to go?

Torrey Clark: I don't know the location of the substation, that's a different part of the project.

Resident: Is that going to be in the neighborhood?

Torrey Clark: Yeah. Typically we're within three miles of our substation so if you know of substations within the area it would be probably within three to four miles of it. That's kind of where we attach is to the nearest substation.

Alex Urda: Your switchgear pad is down in the middle of your site.

Torrey Clark: Yes. Is that what you're talking about on site?

Alex Urda: Roughly in the middle of the site, at the lower portion of the site.

Torrey Clark: Where the concrete pad is or are you talking about where we're hooking to the substation?

Resident: Concrete pad.

Torrey Clark: Yeah, I'm sorry I misunderstood.

Alex Urda: We haven't even started to look at it yet as far as what to tell them on the floodplain though, if it's got to move. Are you going over acreage?

Torrey Clark: Yes, he asked what the size was and just inside of our fence is 12 acres.

Resident 7: One question I have is, you said you're from Horseheads however I spoke to some gentleman from your company today and he had a cell phone from Minnesota, everyone on the website had Minnesota cellphones and it said you're based out of Maryland.

Torrey Clark: We have multiple offices. We have Denver, Colorado, Horseheads...

Resident 7: It's just kind of misleading to say your company is out of Horseheads. It's a national company.

Torrey Clark: So you're dealing directly with the Horseheads office and you're also dealing with our maintenance and upkeep for the project is all local. They're out of Bath. Mr. Dimatos deals with Brian Keenan. He is a land agent based out of Minnesota but works in the New York market so

that's the only person you'd be dealing with outside of New York. You'd be dealing with me, our maintenance and everything is coming out of Bath, that's our ESS if you want to look it up.

Resident 7: The other thing with the site thing, that river has kind of become a leisure activity thing, people are kayaking and everything else. The views from the river of the solar panels up there, again I know you're worried about the views from the Town of Fenton, but you might want to worry about the views of people using the rivers for recreation too and what that's going to affect.

Torrey Clark: Ok.

Resident 7: I'll have more in the future.

Torrey Clark: All right, no big deal. I want everybody who wants a picture from their house please give me your permission before you leave.

Alex Urda: Next for us if we're clear on view areas is, I was just going to queue him up on what he needs to give us next. The deadline for March has passed but April is the next available Planning Board if you want to check in with Kari tomorrow she'll give you the schedule and you'll have to meet that timing for your next formal meeting. If you look through the code that'll give you a list of what has to go to her, I know we've had a lot if it electronically but she'll need the sets for the Board.

Torrey Clark: The binders, yup.

Alex Urda: Any application fees, you name it.

Torrey Clark: I actually just emailed Kari Thursday on the fees that we still have to do.

Alex Urda: And April is up to you. April, May, whatever your timing is.

Torrey Clark: Ok, do you know the deadline to get into April?

Alex Urda: It's usually the first week of the month before.

Torrey Clark: So first week of March.

Gavin Stiles: Kari will know.

Alex Urda: We need more than 30 days before the meeting to get through the 239 review. She'll give you the specific dates for the next couple of months if you talk to her.

Torrey Clark: Ok, perfect. I appreciate the time, guys.

Brian Donnelly: Moving on now we have an advisory opinion referral. We have Thomas Eldridge, 963 Brotzman Rd.

Thomas Eldridge: I'm going to recuse myself.

Brian Donnelly: Application for a triple area variance to build a garage exceeding the maximum size from 1500 sq ft to 3600 sq ft, exceeding the maximum height from 25' to 28', and to be built ahead of the front line of the principal structure in an Agricultural zone with a short EAF. Mr. Urda?

Alex Urda: All right, I took a look at this from an engineering standpoint and it's 963 Brotzman Road technically. The requests are from 1500 to 3600 sq ft. Just to clarify in case anyone looked at the drawings, that includes the overhangs on the building and not just the enclosed space

within. I think the area is just 3600, he's got that covered. I double checked that. The height from 25' to 28' in an Agricultural zone. Any building like this is allowed to be 25, not the lesser number that's for some other structures in some other zones, and then the frontage we have some legal questions. ZBA application with permissions was submitted, applicant letter of intent, application for a private road, site and building plans, a short EAF. This doesn't require 239 review as the property is not within 500 ft of any of the triggers. I didn't have any engineering objections but the Board will have to discuss the frontage issue hopefully with Nate's help as far as that private road component. There's some questioning within the letter of intent as to what is the front, if it's Lumsden Rd or if it's Brotzman Rd and there's lots of frontage.

Gavin Stiles:

Is it a road?

Alex Urda:

The private question is the biggest concern but other than that I didn't have any engineering concerns. I did have one comment to Gavin, I said to be careful on that cupola.

Thomas Eldridge:

My wife wants the cupola and I don't so it's just on there but it's going to go away.

Alex Urda:

You have 27 feet without it so it's a short cupola to 28 feet if you wanted it. I was going to ask if you could explain the private road application.

Thomas Eldridge:

The reason why I filed for all three after speaking with Gavin, I filed for the road frontage thing and basically the form places a question in there for the Zoning Board, discussed it with them. It's up to their determination of the law whether it is Brotzman or our private road so if they determine that it is our private road that one basically goes away. If they determine it's Brotzman then I need the third variance for that. We filed proper paperwork with the Town.

Alex Urda:

When was that, do you know? Just recently?

Thomas Eldridge:

Yeah, January at some point.

Nathan VanWhy:

It was before the ZBA meeting.

Thomas Eldridge:

We gave it to Derin, he signed off on it. We have a letter from Chenango Fire stating that the road meets ingress and egress for emergency vehicles which is the other stipulation of a private road. There's a few other things, some other information that I gave the Zoning Board. There are currently two other private roads like this in the Town of Chenango. I have a piece of paper here with the names, Rooster Strut and Billy Goat Alley or something like that off of River Road, both of which have access to multiple houses and is considered a road in the Town of Chenango, private road in the Town of Chenango.

Jamie Szenher:

So it's a private road but not plowed or taken care of by the Town.

Thomas Eldridge:

100%.

Jamie Szenher:

But the fire company has to have access to it.

Thomas Eldridge:

Yes, it has to meet ingress and egress for emergency vehicles. Does that answer all your questions as far as road frontage for the most part?

Brian Donnelly: Answers my questions.

Jamie Szenher: So the private road runs this way and your house is down here, which way is the front of the house? Is it facing North, West, East, or South? Just trying to clarify.

Thomas Eldridge: The front door faces East.

Jamie Szenher: Ok.

Thomas Eldridge: That's where the front door is. Our view front is more towards the private road, where the front porch is and stuff.

Jamie Szenher: Ok, but the front door is on the East side.

Thomas Eldridge: Yes. As far as the height, our house is 50 feet wide, 27-ish feet tall and the garage is going to be 50 feet wide and I wanted it to be the same heights matching to gable ends to look aesthetically the same which put us at 27 roughly, so I said 28 to give a little wiggle room. The square footage as Alex also mentioned, it's a 50-foot wide garage with a 12-foot overhang or like a lean-to on both sides. I included all of it in the square footage, some of it is enclosed and some of it is open obviously and that takes us out of the 1500. The enclosed portion is a little less than 2600 square feet. The whole thing including the lean-tos and the covered porch is 3600.

Jamie Szenher: It's going to be stick built, right?

Thomas Eldridge: Yes it's going to be a pole barn, sonotubes, posts, brackets.

Jamie Szenher: Cement floor?

Thomas Eldridge: Some day maybe.

Jamie Szenher: When the price comes down?

Thomas Eldridge: Yeah.

Jamie Szenher: I got nothing else.

Alex Urda: Had he called it an Agricultural building and just ends up parking vehicles in it, there wouldn't be a size limitation was one of my review thoughts.

Thomas Eldridge: So I looked into that and I don't think I can technically do that because I have no claim to a farm and when you look up claim to a farm there's many opinions on how much money you have to make or lease your land for or have someone actively farming a part of it and then you don't have to make any money but that didn't seem legal to me so I just went with what I thought was right.

Gavin Stiles: You first have to go to New York State and have it be certified as an Ag District and then you have to become a farmer, it says used solely for Agricultural purposes. If you put your Corvette in there it's over.

Thomas Eldridge: I was just trying to cross the t's and dot the i's in the public eye.

Brian Donnelly: Seems logical. Any more questions? Any concerns? We need to make an advisory to the Zoning Board.

Jamie Szenher: Is it one advisory for all three? Or do we do three advisories?

Brian Donnelly: I think we can make one advisory unless you want to do different advisories for different portions of it.

Jamie Szenher: No. I'll make a favorable advisory for all three: the garage exceeding the maximum size, exceeding the maximum height, and to be built in front of the front line of the principal structure.

Maura Cooley: I'll second the motion.

Adam Donahue: Ms. Cooley, Board Member Voted: Aye
Mr. Szenher, Board Member Voted: Aye
Mr. Eldridge, Vice Chairperson Voted: Recused
Mr. Donnelly, Chairperson Voted: Aye

The motion was thereupon declared adopted by a roll call of:
Ayes—3 Nays—0 Recusal—1(Eldridge) Absent—1 (Boland)

Brian Donnelly: That will go to the Zoning Board with a favorable advisory from our Board. Good luck.

Thomas Eldridge: Thank you. Is there anything else for the Board?

Jamie Szenher: I have nothing else. I'll make a motion to adjourn.

Maura Cooley: Second the motion.

Respectfully Submitted,



Kari Strabo