

**MINUTES OF THE MEETING OF THE PLANNING BOARD
TOWN OF RICHLAND
1 BRIDGE STREET, PULASKI, NY 13142**

DATE: Monday, September 20, 2021

PLACE: H Douglas Barclay Courthouse

BOARD MEMBERS PRESENT: Ronald Novak, Joe McGrath, David Scott, Brian Leary, Jon Goodsell

OTHERS IN ATTENDANCE: Julie Peterson, Mike Lasell, Avetik Amyan, Peter Mcauliffe

CALL TO ORDER: The meeting was called to order at 7 p.m. with Chairman Novak leading in the pledge of allegiance.

SPECIAL PERMIT & SITE PLAN APPLICATION 21-63 & 21-64. Special permit and site plan submitted by Avetik Amyan for a retail store at 4347 US Rt. 11. Engineer Mike Lasell presented the site plan to the board. There was a lengthy discussion regarding the signage at the business, as they are currently over the signage limits for a RA district. At this time the greenhouses are not being used and are all empty. Chairman Novak completed the SEQR. ***A motion was made by Joe McGrath and seconded by Brian Leary to declare application 21-63 & 21-64 a negative declaration and authorize the Chairman to sign as such. In a roll call vote, members voted as follows: McGrath, yes; Leary, yes; Scott, yes; Goodsell, yes; Novak, yes. A motion was made by Joe McGrath and seconded by Brian Leary to accept the application as complete, send to the County, and to have ZEO, John Howland, schedule a Public Hearing on October 18, 2021. In a roll call vote, members voted as follows: McGrath, yes; Leary, yes; Scott, yes; Goodsell, yes; Novak, yes.***

AMENDED SITE PLAN APPLICATION 20-39 & 20-40 submitted by Omni Navatis Holdings for amended site plan at North & South solar projects at 1388 Co. Rt. 41. Amendment for relocation of plantings and panel location. Joe McGrath expressed his concerns regarding the changes that are being proposed and the public hearing has already been held. Peter, from Omni states that the only one has a significant change is the South site, application 20-39. The only change for the North site is it will be moved closer to the transmission lines on the NW side and will not affect anyone. The change on the 3rd site is just piggybacking the access road off the existing one that was already approved, this change reduces a great deal of the impact. The South site, they are

proposing moving the panels 104' closer to the residence at the end of VanAlstyne Rd. This shift is to maximize the efficiency and install more panels, and will be increasing the distance between rows. The surface area of the panels has not increased; the boundary has increased, but is still within the boundaries of the property. The project meets the setback requirements of the code at the time the plans were approved. Chairman Novak contacted ZEO, John Howland, via phone at 7:55 p.m. to consult about this project. John states that a site plan in the state of NY can not be denied, they are in compliance with all of the regulations set forth in the special permit and site plan. If the board wishes to have a public hearing next month they can, they can not deny the site plan, but additional conditions can be made. It meets the setback requirements from when the application was submitted. The inverters will be spaced out throughout the system, they will never be at the end of a row. The board feels the public should be given an opportunity to comment on the changes. ***A motion was made by Joe McGrath and seconded by Dave Scott to schedule a public hearing for the proposed amendments to the South solar farm project, Application 20-40. In a roll call vote, members voted as follows: McGrath, yes; Leary, yes; Scott, yes; Goodsell, yes; Novak, yes. A motion was made by Joe McGrath and seconded by Brian Leary to approve the amended site plan for application 20-39, moving the transmission line 75' from the rear setback to 55'. In a roll call vote, members voted as follows: McGrath, yes; Leary, yes; Scott, yes; Goodsell, yes; Novak, yes.***

Application 21-32, submitted by Omni Navatis for amended site plan for 5 MW commercial solar farm at 1527 Co. Rt. 28. Applicant would like to eliminate the driveway off Rt. 28 and use the driveway approved for solar farm on Rt. 41. ***A motion was made by Joe McGrath and seconded by Dave Scott to modifications for site plan approval for Application 21-32. In a roll call vote, members voted as follows: McGrath, yes; Leary, yes; Scott, yes; Goodsell, yes; Novak, yes.***

A motion was made by Brian Leary and seconded by Dave Scott to approve the July 2021 minutes with an amendment to the date. All members were in favor with a vote of "AYE."

A motion was made by Brian Leary and seconded by Jon Goodsell to adjourn at 8:35 p.m. All members were in favor with a vote of "AYE."

Respectfully submitted by:
Julie Peterson
Clerk