

MINUTES
Town of Vienna
Planning Board (PB) - Regular Meeting
April 20, 2023

Call to order: Chairman Calvin Collins called the meeting to order at 7:00 pm with a quorum present.

Attendance:

Board Members: Calvin Collins, Orrin MacMurray, Bill Shaughnessy, Mike Piper, and Martha Link. Dave Gigon was unable to attend. There is one vacancy on the board.

Others: Secretary Kathy Pavelock, Codes/Zoning Officer (C/ZO) Reay walker, Town Attorney Evan Rossi, QCN Reporter Sue Halbritter, and one applicant. Liaison Gail Whitham was unable to attend.

Minutes Approval:

A **motion** was made by Mike Piper, seconded by Bill Shaughnessy, **to approve the March 16, 2023, regular meeting minutes.** Poll Vote:

Orrin MacMurray – Aye	Bill Shaughnessy – Aye	Martha Link – Aye
Dave Gigon – absent	Calvin Collins – Aye	Mike Piper – Aye
Vacancy – n/a		Motion Carried.

Correspondence:

- Received information from C/ZO Reay Walker related to new special use permit applications. Additional applications will be forthcoming.

Public Hearings: None

Unfinished Business: None

New Business:

SUP2023-01 New Business Building; 2374 NYS Rte 49 (Rte 13); 217.000-2-24, 25, 26, 27; Zone C; Applicant is proposing to demolish existing structures on-site and construct a new 12,480 SF commercial building. The project will include 64 parking stalls, connections to existing utilities, dumpster enclosures area, and stormwater permits.

No one was present at this meeting to present the application. All materials received were distributed to the planning board for future reference. C/ZO Reay Walker provided an overview of his understanding of the proposed project. Secretary Pavelock will contact the applicant to request their appearance at the May planning board meeting.

Sketch Plan Reviews:

Proposed solar project at 2930 NYS Rte 49. Sean Frusco from RIC Energy presented the planned solar project for three parcels located at 2930 NYS Rte 49. The purpose of the presentation was to provide pre-application information to the board. The three parcels cover 141 acres. The solar project is planning to utilize 21.9 acres. The Zone is Water Resource and is an Agricultural District. The solar project is categorized as Tier III (5 megawatts). The location of the panels will be in the low-lying land and not visible from Route 49 due to natural screening. RIC Energy has performed a visual impact study, a wetland delineation, and a NY Dept of Agricultural Soils Study. Sean will provide a copy of the delineation report. This project will avoid wetlands. Based on research with FEMA there will be minimal flood plain issues with this project. Sean has reviewed the town Zoning Law and plans to meet all applicable laws. The board advised Sean to include setbacks on the engineering drawings. RIC Energy will lease the land. Sean expects to have the application submitted to the board in the Summer of 2023.

Atty Rossi asked about an “IDA Pilot” with the county and “Host Community Benefit Agreement” (town agreement). Sean explained that these would be possible. The board asked a few questions. This solar project will be a community where homeowners can sign-up. Fencing should consider preventing animals from getting trapped inside. There will be the need to construct a gated access road. A decommissioning plan will be submitted and will plan on a bond. The board also advised that RIC Energy provide an escrow of \$20,000 so that the town can engage an engineer for this project.

Sean was advised of the next steps for applying for a special use permit.

Other:

- **Future updates to the Zoning Law** – Nothing new to report. The board briefly discussed cannabis laws based on information received at the April Local Government Conference.

Public Comments: none.

Next Meeting: May 18, 2023. Agenda items are due to the secretary by May 11, 2023.

Bill Shaughnessy made a **motion**, seconded by Mike Piper **to adjourn at 8:40 pm. Motion carried.**

Minutes prepared by:

Kathy M. Pavelock /s/

Planning Board Secretary