

**SPECIAL MEETING**

July 24, 2017

The Special Meeting of the Town Board of the Town of New Bremen, County of Lewis and the State of New York was held at the Town Municipal Office Building, 8420 State Rte. 812, New Bremen, New York on the 24<sup>th</sup> day of July 2017.

Town Officer's Present: Peter J. Keys, Supervisor  
David L. Becker, Councilman  
Joseph E. Aueter, Councilman  
Marcus Bush, Councilman  
VACANCY  
Elizabeth B. Jones, Clerk  
Timothy A. Farley, Attorney  
Robert Ball, Assessor

Attended by: Approximately 12 people

Supervisor Keys called the meeting to order at 6:00 p.m. This meeting was called to hold a public hearing on the preliminary Site Plan Review & Zoning Permit Application No. 3-2017 and conduct any other business that may come forth.

**OPEN PUBLIC HEARING**

The Public Hearing to review the preliminary Site Plan Review & Zoning Permit Application No. 3-2017 submitted by Abundant Solar Power, Inc., for the proposed construction of a 2.8 mega-watt AC community solar photovoltaic facility, to be located on the Michael A. Tabolt property at 9493 State Rte. 126, Town of New Bremen, NY, Tax Map No. 129.00-01-14.200, was hereby declared open at 6:01 p.m. Proof of publication in the Journal & Republican was noted.

**COMMENT/DISCUSSION**

Supervisor Keys opened the floor to Nicholas Vamvas, Project Engineer with The Chazen Companies. Mr. Vamvas presented their "preliminary" site plan for the proposed construction of the solar farm and reviewed with the Board. There was an inaccuracy in the output. Abundant Solar Power, Inc., is seeking to develop, install and operate a 2.5 mega-watt DC community solar photovoltaic facility and may also be represented as 2.0 mega-watts AC (which is the State's maximum output allowed under current law) instead of the 2.8 mega-watts AC as previously quoted. They are in the process of obtaining all the state permits required for the project and have completed a wildlife study and ecology study that showed no impact. This is considered a community distribution energy program.

Michael Fingar of Solitude Solar explained the Community Distribution Energy Program. Business and residents can sign up for the power through National Grid and there is typically a discount for the customer.

Joanne Dicob, State Rte. 812, New Bremen, asked if there were other facilities like this in the State and if National Grid definitely wants the power. Mr. Fingar stated there are not yet any but are some under construction; and National Grid has approved their inter-connect contract.

The Town Board raised questions regarding the following: What, if any, is the positive economic impact to the Town? How will or should the Town approach the assessment/PILOT aspect of the project? What could happen to the site if the Lessee curtails the project mid-lease?

Melissa Clark of Abundant Solar Power, Inc. stated this is a \$4 million dollar project that will create enough power for approximately 340 average homes or businesses and anyone located within load zone E can take advantage of the green energy at a 10% discount and is a first come first serve basis. They pay \$2 per watt and sell it 10% cheaper. It will take approximately three (3) months to install once construction has commenced. The noise output is similar to a refrigerator running. Ms. Clark also stated they will be contacting nearby neighbors and discuss any concerns or questions they may have.

Attorney Farley asked what subsidies are involved in the project and if they would bond the project. Ms. Clark mentioned NYSEDA grant funding and said they would agree to bond the project if the Board wants them to. Bonding the project would protect the Town if Abundant Solar Power, Inc. backs out of the lease agreement over time.

Mr. Vamvas stated they will be forwarding the full site plan for the Town Boards August 14, 2017 meeting.

Attorney Farley noted that because the documentation submitted was not the full site plan, this meeting was considered a “sketch plan conference.” Once the Board has the requirements from County Planning and once the Town has decided whether they want to be lead agency or not, we can ask for the final site plan. At that point, there will be another advertised public hearing for the site plan in its final form and then the Town can take action.

## **CLOSE OF PUBLIC HEARING**

All questions or comments by the public and the Board were addressed. Therefore, the public hearing was hereby closed at 6:42 p.m. After discussion, the following resolution was presented.

### **RESOLUTION NO. 88 OF 2017 SITE PLAN REFERRAL**

WHEREAS, at a Regular Meeting of the Town of New Bremen Board, present were the following council persons: David Becker, Joseph Aucter, Marcus Bush

Town Supervisor – Peter Keys  
Town Clerk – Elizabeth B. Jones  
Attorney – Timothy A. Farley, Esq.

WHEREAS, among others from the public as set forth in the signup sheet which is attached to these Minutes, representative of Chazen Companies, Abundant Solar Power, Inc., and Solitude Solar on behalf of New Bremen Solar Farm Development, and

WHEREAS, the aforementioned representatives spoke concerning the proposed solar farm which would be the installation of panels with collectors for electricity and a connection to the grid to be located at 9493 State Route 126 in the Town of New Bremen, and

WHEREAS, a draft of a Full Environmental Assessment form was also submitted setting for details as to the solar farm, and be it

WHEREAS, the Board asked questions of the representatives and treated the meeting as a “sketch plan conference.” All parties were in agreement that the submission did not constitute a site plan submission and that the following action was to be taken:

