

PLANNING BOARD - TOWN OF KNOX - ALBANY COUNTY

P.O. Box 56, Knox, N.Y. 12107

Established 1822

SPECIAL PLANNING BOARD MEETING MINUTES

Minutes: 25 August 2016

Present: Bob Price, Bob Gwin, Tom Wolfe, Debra Nelson, Betty Ketcham, Brett Pulliam
Meeting was called to order at 1910.

The purpose of the interim meeting was to review the documentation received from Borrego Solar regarding the large scale solar array proposed near Rte 156 and Old Stage Road and determine if the Board has sufficient information to proceed with the public hearing scheduled for 8 September 2016. The Town recently approved a Solar Ordinance and this is the Town's first large-scale solar project. The Board discussed the importance of a properly completed application that will allow for the Planning Board to do their due diligence.

As of the interim meeting, the following items were still outstanding:

1. No draft of the decommissioning bonding specific to the Town of Knox.

- a. Borrego provided a standard bond template, not specific to the Town. This was sent to the town attorney, John Dorfman. Borrego also provided a Decommissioning Estimate of \$191,246. After some discussion, the Board requested that the decommissioning estimate be rounded up to \$200,000.
- b. The Board discussed salvage value concerns. Borrego will reconfigure the estimate in current dollars with a cost acceleration rate based on CPI. The new figure will be updated within the Decommissioning Bond and sent to the Planning Board and John Dorfman along with an itemized breakdown of the estimate. Bob Price will alert John Dorfman that this was discussed and agreed upon by the Planning Board.
- c. In addition to the bond and estimate, the Board requested a detailed decommissioning plan addendum that will include decommissioning triggers, ownership responsibility and land transfer guidelines.
- d. The Board also asked that wording in the Decommissioning Plan be added that allows the Town BZA official to enter the property during construction to inspect the installation work.

2. No change in the barbwire at the top of fence from three to five strands.

- a. Borrego researched this request and determined that a five-strand barbwire top would require using specially ordered wire support brackets. Borrego suggested the use of a pair of wire support brackets in a V-shaped support that would provide an additional level of security but would not increase the height of the fence. The Board agreed to proceed with the request for a six-strand, v-shaped barbwire top.

- 3. No change to the access road interface with Old Stage Road. Specifically, the requirement for a 24 in. diameter culvert.**
 - a. The Board requested an embedded culvert 1.25x the width of the stream with native material added on top. Borrego added a note on the plan and on detail sheet C-3.1.
 - b. Further, Borrego will update Sheet C-3 from 12' to 20' to reflect correct roadway width.
- 4. There is no documentation showing that the Town would have access to the property during the decommissioning process.**
 - a. Borrego will outline this in the decommissioning addendum.
- 5. There is no information regarding the required application to the Army Corps of Engineers and an estimate as to when those approvals are expected regarding the wetland areas.**
 - a. Borrego will continue to work on this with their consultants/biologists and obtain input from them on mitigation efforts.
 - b. Further, Borrego will show tree(s) on plan that will not be cut down.
- 6. O&M information mentions the use of chemical cleaners to wash the PV panels. Borrego must stipulate the use of only water with no chemicals.**
 - a. Borrego will update the O&M plan to state that no chemicals will be used in the cleaning of the PV panels.
 - b. Further, the updated O&M plan will be shared with the local Fire Department.
- 7. What plans are there to honor the decommissioning protocols in the event that Borrego sells the array?**
 - a. The decommissioning plan will stay with the land and transfer to any subsequent landowner. Borrego will add this clause to the decommissioning addendum.
- 8. On the main engineering drawings, the pond and house belonging to Mr. Kevin Malone and the extent of the view protection that will be provided should be shown.**
 - a. Borrego agreed to depict location of visual buffers on the plan, specifically bordering the Malone and Muia properties. All visual buffers will be placed on the array-side unless otherwise agreed upon by the landowner.
 - b. Borrego agreed that tree survival be guaranteed for one year and will include this standard clause in vendor/partner contracts. This will also be included in the updated O&M plan.
- 9. Provide documentation from National Grid that the connection has been approved.**
 - a. National Grid has completed their assessment. Borrego will send Bob Price the summary page from the Caesar study.
- 10. Provide some sort of timeline for the construction schedule after approval and the crucial dates for completion before the end of December 2017.**
 - a. Borrego will provide a projected construction sequence with estimated timelines as well as the interconnectivity (ISA) deadline.

A tentative public hearing is scheduled for Thursday, 22 September 2016. Borrego will provide all requested information before month's end and in time for the next Planning

Board meeting on Thursday, 8 September 2016. Borrego is responsible for directly notifying neighbors of the property. Bob Price will send Borrego the Knox Tax Assessor's contact information so that Borrego can confirm applicable parties on the tax map. The Planning Board will timely submit necessary notices of the public hearing to the Town Clerk and Altamont Enterprise.

Bob Price has submitted information to the County and expects that it will be included for review in the September meeting. Due to timing, the Planning Board may make a decision prior to the County and the Planning Board may override any subsequent County decision with a majority vote.

The EAF has been completed and the Planning Board voted to being listed as the lead agency on the SEQRA.

With no further questions from the audience, Brett Pulliam made a motion that the meeting be adjourned. Debra Nelson seconded the motion. There were 6 Yea and 0 Nay.

Meeting adjourned at 2030. Next meeting - Thursday, 8 September 2016 @ 1930.