

Dear Supervisor and Town Board Members,

Please see the following Planning Board resolutions pertaining to solar installations for 2150 Dryden Road and the Ellis Tract.

Whereas, the applicant, Sun8, has an application before the Town Board for a solar installation located at 2150 Dryden Road; and

Whereas, the Dryden Town Board will be conducting a Site Plan Review of the application; and

Whereas, the Planning Board of the Town of Dryden has reviewed the checklists associated with the site plan review and has made recommendations;

Therefore be it resolved, that the Planning Board has outlined various items that the Town Board should look at and consider while deliberating the current site plan of the proposed solar array for 2150 Dryden Road as follows:

- Prior to the issuance of a Building Permit, the applicant must provide the Code Enforcement Officer with the specifications for the solar panels and the inverters to ensure compliance with current UL standards.
- As it is not possible to provide a complete decommissioning plan until approvals have been provided and final decisions made regarding the products being used, the applicant has been asked to provide, as soon as possible, greater detail for review by the Planning Department and the Town Attorney. Prior to the issuance of a Building Permit, the applicant must provide a complete decommissioning plan.
- The applicant needs to include the turn around for emergency vehicles on the plat. Additionally, the applicant needs to provide a KNOX box for emergency access.
- The applicant has been asked to verify with the Neptune Fire Company the adequacy of access for emergency vehicles.
- The Board recommends the Town Board:
 - o contact the land owner, Mr. Pinney, regarding his intended future use of the property. Concerns were expressed that the property may be rezoned from rural ag to industrial use.
 - o require a culvert at the Willow Creek crossing (a small tributary stream that connects to lot five) and that the existing pipe (close to the existing structures) on the driveway be cleaned out or replaced.

- *ensure compliance with zoning law § 1103, 23. “Proposed limit of clearing showing existing vegetation. Individual trees with a diameter at breast height (DBH) of 12 inches or greater within the clearing line shall also be shown, if the Board finds that there are uniquely beneficial species on the site and/or exceptionally mature trees;”*
- *do a review of the Verizon SUP to ensure that compliance will be held or follow procedures to do what they feel is correct based on local laws.*
- *hold a public hearing to maintain compliance with the Town’s Solar Law.*
- *review the vegetative screening plan based on the large number of comments and concerns expressed by the public.*
- *review the application for compliance with the Commercial Design Guidelines.*

M. Hatch seconded the motion which was unanimously approved.

Resolution #22 Recommendations to the Dryden Town Board regarding the proposed solar installation for the Ellis Tract.

J. Wilson offered the following resolution:

Whereas, *the applicant, Sun8, has an application before the Town Board for a solar installation located at the “Ellis Tract”; and*

Whereas, *the Dryden Town Board will be conducting a Site Plan Review of the application; and*

Whereas, *the Planning Board of the Town of Dryden has reviewed the checklists associated with the site plan review and has made recommendations;*

Therefore be it resolved, *that the Planning Board has outlined various items that the Town Board should look at and consider while deliberating the current site plan of the proposed solar array the Ellis Tract with the following recommendations:*

- *The applicant needs to provide geographic coordinates for each of the nine proposed arrays.*

- *Prior to the issuance of a Building Permit, the applicant must provide the Code Enforcement Officer with the specifications for the solar panels and the inverters to ensure compliance with current UL standards.*
- *As it is not possible to provide a complete decommissioning plan until approvals have been provided and final decisions made regarding the products being used, the applicant has been asked to provide, as soon as possible, greater detail for review by the Planning Department and the Town Attorney. Prior to the issuance of a Building Permit, the applicant must provide a complete decommissioning plan.*
- *The applicant needs to provide a KNOX box for emergency access and has been asked to verify with the Varna Fire Company the adequacy of access for emergency vehicles.*
- *The Board recommends the Town Board:*
 - o *ensure compliance with zoning law § 1103, 23. “Proposed limit of clearing showing existing vegetation. Individual trees with a diameter at breast height (DBH) of 12 inches or greater within the clearing line shall also be shown, if the Board finds that there are uniquely beneficial species on the site and/or exceptionally mature trees;”*
 - o *verify with Counsel that the subdivisions at this site are minor subdivisions, instead of major subdivisions, and that the lot line adjustments do not construe a precedent to avoid the subdivision process.*
 - o *hold a public hearing to maintain compliance with the Town’s Solar Law.*
 - o *look into the reasons for the lack of screening along the Dodge Road array S-1*
 - o *verify the reasons for the removal of Norway Spruce trees along Dodge Road to ensure the minimal impact on that community.*

D. Weinstein seconded the motion which was unanimously approved.

Thank you,
Marty Moseley