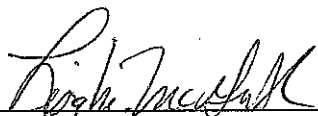


State of New York,
City and County of Schenectady

ss.:

Lisa M. McGrath of the Town of Rotterdam, being duly sworn, says that he/she is Principal Clerk in the office of the Daily Gazette Co., published in the City of Schenectady and that the notice/advertisement, of which the annexed is a printed copy, has been regularly published in the Daily Gazette and/or Sunday Gazette as follows:

1 insertion: December 2, 2020

 (signature)

Lisa M. McGrath (printed name)

Sworn to me on this 2nd day of December 2020


NOTARY PUBLIC

PAULA A. OPEL
COMMISSIONER OF DEEDS
MY COMMISSION EXPIRES

07/22/2021

**LEGAL NOTICE
TOWN OF GALWAY
Planning Board**

NOTICE IS HEREBY GIVEN that a special public hearing will be held by the town of Galway Planning Board on Wednesday, December 16, 2020 beginning at 7:30 p.m. via Zoom to consider the following application:

Application #PB20-014
- Application of TJA -NY-1806 Perth Road Galway, LLC for construction and operation of a solar facility on property located at 1806 Perth Road (tax parcel no. 199-1-86) in the A/R District of the Town of Galway.

Plans and information are on display at the Town Hall. Questions can be e-mailed to the Chair, Ruthann Daino at rdaino@townofgalwayny.org. Any written correspondence needs to be received by the Town Clerk 48 hours prior to the Public Hearing. Log in information for the Zoom meeting will be posted at the Town Hall and on the Town of Galway website.
Donna M. Noble
Clerk

12/2 2423402



TOWN OF GALWAY
PLANNING BOARD
SARATOGA COUNTY, NY
ESTABLISHED 1792

5910 Sacandaga Rd.
Galway, NY 12074
(518) 882-6070

MINUTES OF PLANNING BOARD MEETING

Date/Time of Meeting: December 16, 2020, 7:30 p.m. This is a continuation of the special hearing, open to the public (via Zoom), to discuss TJA-NY-1806 Perth Road solar facility.

MEETING CALLED TO ORDER at 7:30 p.m. by Ruthann Daino, Chair.

MEMBERS PRESENT: Rebecca Mitchell, Win McIntyre, David Schweizer and Kevin Symonds.

MEMBERS ABSENT: None.

ALSO PRESENT: Donna Noble, Clerk, James Trainor, Esq., Treavor Gilday and Mike McNamara.

PUBLIC HEARING:

Application #PB20-014 - Application of TJA -NY-1806 Perth Road Galway, LLC for construction and operation of a solar facility on property located at 1806 Perth Road (tax parcel no.: 199.-1-86) in the A/R District of the Town of Galway. Eric Kenna and Mike Frateschi are in attendance via Zoom. This is a continuation of the November 18, 2020 special meeting due to a number of notices being returned/not received by neighboring properties. Ruthann explains the application before the planning board is an approximate 30 acres of which approximately 19 acres will be cleared for a solar array, leaving an undisturbed area around the perimeter (a buffer) varying between 70 feet, 90 feet to over 100 feet. Ruthann also explains that the solar farm is a permitted use in the A/R zone and the commercial district per the town of Galway's zoning code. This requires a special use permit and site plan which is subject to approval by the planning board. Ruthann asks for questions or comments from the public.

Deanna Hadley - 1660 Perth Road - asks if there will be an environmental impact study. Yes, a long Environmental Assessment Form has been submitted with the application. The board is still waiting for additional information. The board has not started this process and it will be the determining factor of whether a draft environmental impact statement will need to be completed.

Robert Hulbert - 5146 Consaul Road - With regard to the special criteria required when applying for a special use permit - what is the special criteria that is required. Ruthann explains that with this application, and with any application, an environmental assessment form needs to be submitted. Also, grading and drainage plans. Mr. McNamera further explains that they have to submit a survey, topography plans and a number of other items. Mr. Trainor states that the town code has the criteria that is required laid out as well.

Killgallen - Will the panels be visible from the roadways or neighboring properties? A landscape buffer is required will there be a buffer. Ruthann explains that there will be a wooded buffer and the board may look at additional requirements for a buffer. The applicant has taken twenty visual simulations from around town and it was not visible from any locations. Mr. Killgallen asks if the trees are evergreen - Ruthann does not believe so, it is probably a mixture of trees. Mr. Killgallen is concerned that the panels will be visible in the winter.

Debbie Jenkins - 1808 Perth Road - The overlay map shows poles at the entrance of the site and she asks about how and where they will be placed. Eric Kenna explains. Ms. Jenkins also asks what will be the effect of the tax assessment and how will an individual resident benefit from this solar farm. Eric explains. Ruthann also states that the tax revenue has not been determined.

Issac Jenkins - 1808 Perth Road - asks about degradation and the ridge line - he is concerned that if a certain amount of trees are removed the water flow/run off will damage his property.

Robert Hulbert - asks if the panel manufacturer has been chosen. Eric does not know this information but can find out.

Mrs. Abernathy - 5170 Consaul Road - asks why not use property that is already cleared? Eric explains what the company looks for when purchasing property. In this instance the company felt that this property was a better fit.

Dugan - 5210 Lake Road - What is Eric's position in this project? Also, is the state involved as there are wetlands on the property. Eric explains his position and also explains that there are two types of wetlands on the property and all involved parties have been notified.

Robert Collins - 1805 West Galway Road - He has visited 30 homes and not one person is in favor of this project. A petition has been signed. He states that "we are the town, you are our planning board - how do we stop this project from happening - we do not want it". Ruthann explains that the application has to meet all of the requirements that are set by the zoning code. A solar farm is a permitted use in the A/R district. The town has outlined the solar law and the board follows what the town code says. The residents can go to a town board meeting to discuss their issues with the solar laws but the planning board cannot change them. If a solar farm is a permitted use (which it is) then the planning board has to follow the town code.

General:

Discussion of the panels. The bond and decommission is looked at every 5 years.
Tree line and the footage to the clearing and the fence. Perth Road to the fence is approximately 600 feet.

There is more discussion of the wetlands, again - all parties involved have been notified of the wetlands on the property.

Will there be blasting on site to place poles/panels. Eric states that they will avoid blasting at all costs.

What is the time line of this project? How soon can this be decided. Ruthann explains that it is up the applicant to provide the planning board all the materials that are needed. A time frame cannot be given as there are still many things needed.

Motion by David to close the public hearing. **Second by Kevin.** Voice vote: All ayes. Motion carried.

Motion by David to adjourn. **Second by Kevin.** Voice vote: All ayes. Motion carried.
Meeting adjourned at 9:20 p.m.

Respectfully submitted,

Donna Noble

Donna Noble, Clerk