

Conklin Planning Board Meeting – February 26, 2024

MEMBERS

PRESENT: Chairperson Paul Deeley, Dan Smith, Sandra Beam, Chris Chris Ostrowsky, Art Boyle

ABSENT:

ALSO

PRESENT: Nick Pappas, Code Officer
Mary Plonski, Secretary
Mark Spinner, Attorney

VISITORS:

7:00 PM Chairperson Paul Deeley called the meeting to order.

Chairperson Deeley asked for a motion to approve the meeting minutes of our last meeting.

Chris Ostrowsky made a motion to approve the minutes of December 4, 2023.

Art Boyle second the motion. Motion passed.

Agenda Item #1 A Local Law Affecting a Temporary Moratorium within The Town of Conklin on the development and Construction Of Solar Energy Systems.

Chairman Deeley asked attorney Mark Spinner to explain to the board what was involved in this law.

Mr. Spinner explained that the town had no laws in place for solar applications. This temporary 3-month moratorium will put a hold on and applications until the town board has had a chance go through the process of implementing a new Solar Energy Law. That new Solar Energy Law will come before the Planning Board for a recommendation.

Dan Smith asked if this was for commercial solar only. Mark stated it was primarily commercial. Chairman Deeley reiterated that this moratorium did not affect residential roof top solar panels. Attorney Spinner said it did not.

Mr. Spinner referred the board to Section 4:

E. Notwithstanding the foregoing, the prohibitions and moratorium set forth in the Section 4 shall not apply too Roof-Mounted Solar Energy Systems or Building-Integrated Solar Energy Systems as accessory uses for legally permitted residential properties. Anyone is allowed to put the solar energy panels on their house for electric use that isn't sold for profit.

Art Boyle stated that there is already a solar farm in the corporate park and asked what brought this up. Attorney Spinner explained that the solar farm in the corporate park was a government project. This law is for other commercial for-profit business in the that want to come into town.

There was a discussion on the noise the panels create. Art Boyle visited the corporate park solar farm. He didn't feel the noise was from the panels themselves but from the control section. He wondered if the control panel could go inside a building to eliminate that noise. Mr. Spinner said he was not sure, but felt that during the site plan review it could be looked into. He noted that the town board has had a discussion as to the noise.

Chairperson Deeley read into record the following documents:

1. Broome County 239 Comments dated __2/21/2024 ____.

The Planning Department has reviewed the above-cited case and has not identified any significant countywide or inter-community impacts associated with the proposed project.

Mr. Spinner stated that a type II does not require any type of SEQR.

Chairman Deeley stated that if there were no further questions, could we have a motion

Chris Ostrowsky made a motion that the approve the recommendation.

Dan Smith second motion. All present board members approved.

Chris Ostrowsky made a motion to adjourn meeting.

Art Boyle second. All present board members approved. Meeting Closed 7:15 p.m.

Next Planning Board Meeting is scheduled for Monday, March 18, 2024 at 7:00 PM.

Respectfully Submitted,
Mary Plonski