

**Town of Florida  
Planning Board Meeting  
Monday, January 3, 2022  
7:00PM**

**MEMBERS PRESENT:**

Mike Taylor, Chairman  
Peter Rea, Member  
Don Perretta, Member  
Rudy Horlbeck, Member  
Kim Graff, Member  
Richard Romeo, Member

**ABSENT:**

Charles Saul, Member  
Deborah Slezak, Attorney

**I. Call to Order**

A meeting of the Town of Florida Planning Board was called to order at 7:00pm by Chairman Mike Taylor.

**II. Pledge of Allegiance**

**III. Adoption of the Agenda**

Motion was made by Rudy Horlbeck and seconded by Rich Romeo to accept the Agenda. All other members present were in favor.

**IV. Adoption of Minutes**

Motion was made by Peter Rea and seconded by Don Perretta to approve the minutes of the December 6, 2021 meeting. All other members present were in favor.

**V. Correspondence**

Chairman Mike Taylor shared the letter Town of Florida ZBA granting Borrego Solar the variance they sought for the installation of a wind turbine with a height of 650+/- feet. This letter will be entered into the record and kept on file with their application. Rudy Horlbeck pointed out that on a project such as this an engineer will need to be hired to represent the Town to review all plans for this project. This expense is handled by the applicant. Clerk Emily Staley will speak with the Town Supervisor, Eric Mead, and get the name of the firm the Town uses.

**VI. Business**

**1. New York State Solar Farm/Catherina Lau – Ground mount solar array**

Chairman Mike Taylor asked for a motion to declare the Planning Board Lead Agent for SEQRA.

**Motion** by Rich Romeo and seconded by Rudy Horlbeck to declare the Town of Florida Planning Board as lead agent on SEQRA; all board members present in favor and passed.

Chairman Mike Taylor read Part I of the SEQRA into the minutes. The SEQRA document will be included in the file with the application in the Town Clerk's Office.

**Motion** by Don Perretta and seconded by Peter Rea to put the approval of New York State Solar Farm installation of a ground mount solar array on lands owned by Catherina Lau, 299 McDougall Road, Pattersonville to vote before the Planning Board.

**Roll Call Vote:**

Mike Taylor	Yes	Rich Romeo	Yes	Charles Saul	Absent
Peter Rea	Yes	Kim Graff	Yes		
Don Perretta	Yes	Rudy Horlbeck	Yes		

Motion passes.

**2. Bohler Engineering – Structure Development site plan review**

Caryn Mlodzianowski, from Bohler Engineering, and Matt Talamo, owner of Structure Development, were present to go over the site plan for the proposed development of the lot on Daniel Street to a specialty car and truck modifications business. A wetland delineation and survey was done and the wetlands fall under the Army Corps of Engineers jurisdiction and no setback is required. The area will be avoided. The building proposed to be built will fit on the lot with no variances needed. There will be enough room for 25 proposed parking spaces. A storm water and drainage report was submitted to the state. Soil testing was done to find the best spot for septic and well and for storm water runoff. There will be a pocket pond for the treatment of storm water runoff and the septic soil test went well. There is power right out at the street and propane will be used for heat. An LED lighting plan was included in the packet and the lights will point down. There will be twelve (12) bays to face the eastern side of the lot and parking lot. Evergreens will be planted along the western side of the building to assist with vegetation screening. The building will be metal with approximately fourteen (14) foot walls. Chairman Mike Taylor asked if plans for the building were completed yet and Matt Talamo said he is still considering some designs but should have a decision soon. Mike explained that the application can't move forward until the building design is done as that is part of site plan. This project will need to go to Montgomery County Planning Board for review and approval before moving to the next phase. Caryn Mlodzianowski said the well needs to be drilled as well; there is no municipal water hook-up available. Rich Romeo asked if a security fence would be installed? Matt Talamo stated that at this time he was not planning on a fence. It is not an overly trafficked area and there is only one way in and out to the location. Matt will work on getting the building specs ironed out and they will come back in February.

**3. Borrego Solar – review of Special Permit application for wind turbine on lands owned by Martin Milano on YMCA Road**

Dave Strong and Lydia Lake representing Borrego and Camie Jarrell from GHD were present. Dave informed the Planning Board that nothing has changed from their initial application filed in August of 2021. YMCA Road is a private road with one house at the end. A temporary gravel road will be put in for access to the site. There will be a temporary site for blade lay down as well. The foundation will be underground and the site will be dug out as deep as 30 – 40' and in a conical shape into the ground and the top in an octagonal shape on the surface. Dave Strong will work on getting an agreement drafted for engineering inspections to be paid for by Borrego Solar. The payment could also be worked into the community host agreement. The question was asked as to how the turbine will be accessed for maintenance. The crane pad is left as a parking lot for a maintenance vehicle; two maintenance techs

for the general maintenance and repairs, if necessary. Usable life of a turbine is approximately twenty-five (25) years or longer if turbine is maintained properly. This project will go out to bid for someone to operate the project and the owner will be responsible for all upkeep. Everything is monitored remotely and if there is an issue there are alerts and the turbine is shut down. You can fit only one of these turbines on the current electric lines; max is 5 megawatts. This turbine will put out about 4.3 megawatts. The lines go underground until they reach the poles for connection for National Grid. Mike Taylor asked about the NYSPA upgrading lines because they need to be for other projects and it does not seem like that will happen at any point in the near future. There is more land available for another turbine on an adjacent property but the current power lines could not handle the power generated. A sound study has shown that the noise from the turbine is well within acceptable ranges and compliance requirements. Dave Strong asked if the fencing requirement around the turbine could be reconsidered because the support for the blades is completely smooth and is not able to be climbed. The access to the top of the turbine is inside the base of the support stand. There will be no cameras because there is no access to the top and nothing is accessible that would need security. There will be a beacon for aircraft as required by the FAA. The letters to coordinating agencies for SEQRA notifying them that the Planning Board will be lead agency on SEQRA will go out from Borrego. Who will be the companies interested in running the turbine? AES, Green, NextAmp. Borrego will design, build and operate for the company that buys the turbine. Vestas is the manufacturer. They are a Danish company and are the number one manufacturer in the world. GE and Siemens Gamesa are in the USA.

**Motion** by Michael Taylor and seconded by Kim Graff to declare the Town of Florida Planning Board as Lead Agent for SEQRA for the Borrego Solar Wind Turbine project.

**Roll Call Vote:**

Mike Taylor	Yes	Rich Romeo	Yes	Charles Saul	Absent
Peter Rea	Yes	Kim Graff	Yes		
Don Perretta	Yes	Rudy Horlbeck	Yes		

Motion passes.

**Public Comment:**

No public comment.

**VII. Adjournment**

A **Motion** was made by Don Perretta and seconded by Rudy Horlbeck to adjourn at 7:52pm; all in favor.

Respectfully Submitted

Emily Staley

Town Clerk