

TOWN OF TIOGA PLANNING BOARD
Regular Meeting – October 3rd, 2023

The October 3, 2023 Town of Tioga Planning Board meeting was brought to order at 7:00pm. Present were Kerry Root, Camille Corneby, Alan Bill, Miranda Fisher with Chairman Doug Chrzanowski presiding.

Also present was Robert Strong, Michael Head, Ralph & Angela Lurcock, Brittany Woodburn, Steve & Linda Persons, Tiffany Zimmer and representatives from Delaware River Solar.

Chairman Chrzanowski made the motion to cancel the November meeting due to election day, Mr. Bill seconded, carried.

Roll Vote:

Kerry Root – Aye

Alan Bill – Aye

Camille Corneby – Aye

Miranda Fisher – Absent until 7:05pm

Ms. Corneby made the motion to approve the September 5, 2023 Planning Board minutes as presented, Mr. Root seconded, carried.

Chairman Chrzanowski stated he met with Healthy Schools and Communities Grant for \$15,000.00 The Town has received to use for various signage at Ransom Park for the walking trail and new sign for the barn.

Ms. Corneby made the motion to close the regular Planning Board meeting at 7:10pm and open the Public Hearing for proposed solar farm located on Ballou Rd, Mr. Root seconded, carried.

Roll Vote:

Kerry Root – Aye

Alan Bill – Aye

Camille Corneby – Aye

Miranda Fisher – Aye

Ballou Rd residents were free to ask questions and express concerns that they have with the proposed solar farm.

Residents are concerned with potential well contamination from the solar farm.

The Board advised the residents have a professional water testing company come to their home and have the company obtain a water sample to be tested before construction begins so that they have a base line reading on their water quality.

Secondary trex fencing was discussed with the residents requesting the fence be placed on the Malec's property with the solar company maintaining the fencing. Mr. Dolgas from DRS stated that at the moment they have the fence on the resident's property and he will discuss moving the fence placement with DRS and if it is possible to place it on the Malec's property.

Discussion of the placement of plantings on the property lines was also a concern on property placement and maintenance.

Chairman Chrzanowski wanted the resident's to be aware that if the fencing and plantings were placed onto their land it is the resident's responsibility to maintain them. If placed on Malec's property it became the solar farms responsibility to do maintenance but it is at their discretion and may not be to the resident's standards.

Ballou Rd residents are requesting MSDS sheets for the solar panels that DRS will be using at the site. Mr. Dolgas from DRS stated that they will provide The Town and residents with the MSDS sheets six months before installation begins when they know which panel they will be purchasing.

Residents questioned if battery storage would be on the solar farm site.
No battery storage will be placed on this solar farm.

Ballou Rd resident Tiffany Zimmer played a video to The Board showing how loud the inverter noise is from DRS sister solar farm, NY-Tioga I & II, located on Glenmary Dr. Ms. Zimmer stated that it is loud and that her son has a sound sensory disability and that to have to listen to the loud inverter constantly will have a negative impact on his life.

Planning Board member Alan Bill stated that the inverter noise from DRS sister site was quite loud and asked if there were sound deafening devices that they could install by the inverter or if the inverter could be moved to a different location on the site.

Planning Board member Camille Corneby requested more discussion of the secondary fencing.

Mr. Root made the motion to close the Public Hearing at 8:12pm and reopen the regular meeting, Mr. Bill seconded, carried.

Roll Vote:

Kerry Root – Aye

Alan Bill – Aye

Camille Corneby – Aye

Miranda Fisher – Aye

The Planning Board sees four public concerns regarding the proposed Ballou Rd solar farm. These concerns are secondary fencing and its placement, inverter noise, MSDS sheets for solar panel materials and water testing before construction starts for a base line reading.

Mr. Bill made a motion to have the four concerns addressed by DRS for the December Planning Board meeting and that no decision will be made until the four concerns are settled, Ms. Corneby seconded, carried.

Roll Vote:

Kerry Root – Aye

Alan Bill – Aye

Camille Corneby – Aye

Miranda Fisher – Aye

Timothy Gourley from Tract Engineering, PLLC is requesting a waiver for Root/Bill proposed solar farms. The required 75' setback The Town requires. The requested setback waiver is 31' for a side yard and 47' for the rear yard.

Ms. Corneby made the motion to accept the setback waiver requested by Mr. Gourley for the Root/Bill proposed solar farms, Chairman Chrzanowski seconded, carried.

Roll Vote:

Kerry Root – Abstain

Alan Bill – Abstain

Camille Corneby – Aye

Miranda Fisher – Aye

Mr. Root made the motion to adjourn at 8:30pm, Ms. Corneby seconded, carried.

Tiffany Middendorf

Tioga Town Clerk