

Town of Ledyard Planning Board  
1099 Poplar Ridge Road, Aurora, NY 13026  
December 4, 2019 Minutes

Member's Present:

Deborah Ross, Chairman  
Mark Bailey, Member  
Eric Littlejohn, Member  
Paul Simkin, Member  
Claire Morehouse, Member  
Tiffany Potter, Recording Secretary

Other's Present:

Alex Torea, 2663 Dog Corners Road  
Ronald Buxenbaum, 2620 Dog Corners Road  
Amy Torea, 2663 Dog Corners Road  
Mike Montgomery, Dublin Hill Road  
Jason Dickey, Niskayona, NY  
Mike Ross, Landscape Architect  
Shirley Egan, Fry Road  
Margaret Flowers

Start Time: This meeting was called to order by Chairman Deborah Ross at 7:02 PM.

Dog Corners Solar SDD Project

Jason Dickey reviews the proposal:

There are two sets of concerns; There is no landscaping proposed along the western border, and the view of the lake being obscured from Dog Corners road.

They revised the landscape plans and added small statured trees and shrubs to the proposal, a native shrub tree mix on the eastern border, 8-10 feet tall, to give it more of a natural look. These trees will not obscure the lake view.

Shirley Egan states her concerns and questions:

The Drainage ditch; the fence line too close and the trees and shrubs planted will grow into the ditch and disrupt the flow of the ditch. Will this be taken care of and maintained?

The landscaping; why are there so many of the same tree's being planted? Because it will look unnatural. Some of these tree's being planted are very slow growing, up to 1 foot per year growth rate, and it would take 36 years to reach its full height.

Jason addressed Shirley concerns;

Slow growth is the nature of the evergreen trees. If they choose anything other than evergreen tree that will get into concern number two; obscuring the view. Possibly add other tree species and shrubs into this proposal.

Landscape Architect Mike Ross came in to answer questions and address concerns.

The Junipers that will be planted will have widths up to 4-6 feet and the root system will go out on a drip line, more fibrous in nature. There will be 175 of these planted. Margaret Flowers voiced her concern that these will be too close together. The distance on that western border is about 750 feet, for these Junipers, they'd be planted about 4-5.5 feet apart.

Shirley asks about the drainage ditch and plantings that will be there, and says that she has seen this ditch fill with water and is concerned as this ditch is very important to the farmers; the ditch is shared on two separate properties. Mike Ross says that the roots will not grow into the ditch, because the roots will not grow more then the diameter of the plant. Margaret says that they will grow towards the water, and to where the nutrition is. And Shirley would like the professionals to think about this more, and come up with other options for landscaping and the drainage ditch.

Condition to the permit, it can be added in, that they will correct any problems.

If it's negatively impacted, they'll take care of it; the town will decide the stipulations to the permit.

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Mike Montgomery asks if they can have the public hearing, to hear other concerns and make an effort to accommodate the neighbors and address issues.

A question is asked about maintaining the ditch? There is no access on the east side, after planting to access the ditch to maintain. There will only have access on the west side.

Margaret Flowers asked, will the solar panels effect the drainage? There will be channeling throughout the panels for drainage, and there will be native cool season grasses planted to help with the water runoff and slow down erosion. If there is any erosion, they will fix it.

Claire asked, do we know if the electricity used, will actually be utilized? That power will go straight to NYSEG, and the substation on Dublin Hill road, will be upgraded and updated equipment. If footprint changes, and NYSEG says it needs to be bigger, they will increase the fence line around it. Claire also asked, what would happen if they went bankrupt in years to come; the bank that financed the project would own it, they would flip it and sell it, but no one would let an asset that is making money, be decommissioned.

At the end of 40 years, this would be decommissioned, the land would be turned back to its original state; anything below four feet would be left in the ground. Everything else, would be removed. The Town Board will be the ones who sign off on the decommissioning.

Town Supervisor Mark Jordan asked about the bond; it's not through NYS, it could be a letter of credit, and it is up to the town to decide. The town would have access to the funds.

For the public hearing, January 8<sup>th</sup>, at 7:00pm, open discussions on landscape approval, plants changes, distance and setbacks to the ditch, and ditch maintenance. Sun East wants to hear others opinions.

MOTION: Mark makes the motion to hold the public meeting, Eric seconds the motion.

Vote: Aye- all, Nay-0

Adjourn: This meeting with Sun East adjourned at 8:17PM.

Next Official Meeting: January 8<sup>th</sup>, 2020 at 7:00 pm.

Respectfully submitted,

Tiffany Potter  
Recording Secretary