TUESDAY, FEBRUARY 4, 2020 PLANNING, ZBA & TOWN MEETING PLANNING: KATHY COLE, CLARA MULLIGAN, MICHAEL MEMBERS PRESENT: MILES, BRIAN THORN, THOMAS MCGOVERN, KATHY MANNIX, RANDY KOZLOWSKI TOWN: DAVID LEFEBER, JIMMY HARRINGTON, MALACHY COYNE, PAUL DROZDZIEL, TOM MAIRS ZBA: JEFF MULLIGAN, JEFF PASSARELL, BOB WESTFALL, DIANE ATTEA, CINDY KELLEN BRIAN GLISE (CEO, AVON), LANCE BRABANT (MRB **OTHERS**: ENGINEER), JIM CAMPBELL (TOWN ATTORNEY, KEVIN MCINTEE (MRB GROUP) HETTRICK, KATHY HETTRICK, VISITORS: JOHN JOSEPH MONTESANO, KEVIN PATRICK, MIKE BOGOJEVSKI (BME ASSOCIATES, CONNIE HOLTZ, ART HOLTZ, SHERI NEWELL, STEVE NEWELL, STEVE HERNANDEZ, MIKE MCEVOY, LORI MCEVOY, LINA PALERMO, AMY LUTZ, KELLY PANEK, STEVE PANEK, DANIEL PALERMO, KAYLIE PALERMO, SCOTT BIRD, RON LYTTLE, CAROL LYTTLE, JANET MANKO, JUDY FALZOI, PETER PIAMPIANO, PETER BURKE, MATT MCCABE, LAURA MCCABE, DREW LENT, BRIAN HARPER, KAYLA GAGNON, BETTY VALENTINE, NICK URBANIK, ANN SARGENT, KEVIN O'DONOGHUE, RONALD RENE, DEBBIE MCCRAY, KATHY SALVATI, SANDY HOWLETT, BRUCE HOWLETT, DAVID COFFEY, LYNETTE GREENE, CHAS LEONARD, WILLIAM M. COYNE, MICHAEL DONEGAN, JIM GROSS, PAT RIO

CLERK: KIM MCDOWELL

DAVID LEFEBER, TOWN SUPERVISOR, CALLED THE TOWN MEETING TO ORDER AT 7:00PM.

PLANNING BOARD MOTION TO OPEN THE MEETING WAS MADE BY CLARA, SECONDED BY KATHY MANNIX.

KATHLEEN COLE -AYE TOM MCGOVERN - AYE RANDY KOZLOWSKI - AYE KATHLEEN MANNIX - AYE CLARA MULLIGAN - AYE MICHAEL MILES - AYE BRIAN THORN - AYE

CARRIED 7-0

ZBA BOARD MOTION TO OPEN THE MEETING WAS MADE BY DIANE, SECONDED BY BOB.

JEFF MULLIGAN - AYE CINDY KELLEN- AYE BOB WESTFALL- AYE DIANE ATTEA - AYE JEFF PASSARELL - AYE

CARRIED 5-0.

PLANNING BOARD MOTION TO APPROVE THE MINUTES FROM THE JOINT MEETING ON JANUARY 7, 2020 AS SUBMITED WAS MADE BY RANDY; SECONDED BY CLARA.

KATHLEEN COLE -AYE TOM MCGOVERN - AYE RANDY KOZLOWSKI - AYE KATHLEEN MANNIX - AYE CLARA MULLIGAN - AYE MICHAEL MILES - AYE BRIAN THORN - AYE

CARRIED 7-0.

ZBA BOARD MOTION TO APPROVE THE MINUTES FROM THE JOINT MEETING ON JANUARY 7, 2020 AS SUBMITED WAS MADE BY BOB; SECONDED BY DIANE.

JEFF MULLIGAN - AYE CINDY KELLEN- AYE BOB WESTFALL- AYE DIANE ATTEA - AYE JEFF PASSARELL - AYE

CARRIED 5-0.

RENE, RONALD & REBECCA/2070 BRONSON HILL ROAD/TAX PARCEL#45.-1-24.212-SUBDIVISION APPLICATION

Kevin O'Donoghue spoke on behalf of Mr. Rene, who was present as well. Mr. Rene would like to subdivide 3.34 acres for his son and daughter-on-law to build a home. The existing driveway will cross both properties which would require an egress and easement. The son's house will be about 200 feet from the existing primary structure. Bob asked if there were two homes currently on the property and there is not, one is a barn. Kathy Mannix asked what the total acreage is of the parcel and it is 23.6. Clara stated the property looks as if it is an L shape and Kevin confirmed it is. Kathv Cole stated the planning board is not a proponent of shared driveways and would it possible to put in another driveway. Kevin stated there is a possibility to do a second driveway but to do it now would be costly and time consuming. Jimmy Harrington asked if the easement would carry over to any future owners and it would. Lance suggested to Kevin that he revise the drawings to show the ability of the second driveway due to the concerns the planning Kathy Mannix asked if they will need two board is expressing. septic systems and they will. Kathy Cole asked if they would swap the subdivided parcel to the south side of the property. Mr. Rene put it on the north side of the property because the view would be obstructed by the new home. Mike Miles stated the shard driveway is fine because of the relationship of the owners but if something happens and that relationship fails the shared driveway could potentially cause problems.

Kevin will revise plans to show the potential of a second driveway location and eliminate the easement on the subdivision map. Mr. Rene asked if they are opposed to a shared entrance for the two driveways and the board was in agreement to that.

At the March 3rd meeting we will hold a public hearing for this application. Kim will get in touch with applicant regarding signage.

MCEVOY, MICHAEL/5385 AGAR ROAD/TAX PARCEL#44.-1-40.2 - VARIANCE APPLICATION - ACCESSORY STRUCTURE ON PARCEL WITH NO PRIMARY STRUCTURE

Mr. McEvoy cuts wood on this property for his business and he would like a pole barn to store his equipment and for coverage during inclement weather. There is a shed currently for protection and the parcel is 3 acres. There is no signage at this time. Brian stated there are no setbacks on the permit application. Brian stated that the structure needs to be 60 feet from the road, 40 feet from the side and the height maximum is 20 feet. Mr. McEvoy will also need a height variance.

At the March 3rd meeting we will hold a public hearing for this application. Kim will get in touch with applicant regarding signage.

PALERMO, DANIEL C/O 2697 LAKEVILLE RD, INC./2697 LAKEVILLE RD/TAX PARCEL#55.-1-6.1 - SPECIAL USE APPLICATION

Mr. Palermo is looking to go into the old Fastenal Building for a collision and detail auto shop. He will be using 3,500 square feet of the building on far east side. Brian asked if there will be a fire separator in the building and Mr. Palermo showed Brian The Board looked at the site plan that what they provided him. was provided and asked questions about what was in the building currently that they will be using. Jeff asked about a water/oil separator and there is just a drain currently in the building. Cindy asked where the parking would be, you can see customer parking in the front but where would he put cars. They would be parked along the side. Lance stated that he will need to put on the site plan and put the approximate number of parking spaces that they will need and use. Mr. Palermo will have a total of three employees and cars will be in/out may have 6 cars outside and some inside while they work on them. There will be no retail sales on premises. There is no sprinkler system in the building currently.

The Board would like to see a more detailed plan on the north side of the parcel. There will not be a tow vehicle on site. There will be no safety fencing.

Lance stated we need some more details on the site plan. Mr. Palermo's statement of operations is very detailed which he can use for the site plan details.

Jeff asked about emergency vehicles accessibility. Brian stated the code states there needs to be three sides for accessibility that they would have currently.

They discussed what signage he would need and Lance stated that would need to be a separate application.

At the March 3rd meeting we will hold a public hearing for this application. Kim will get in touch with applicant regarding signage.

<u>U OF R NOYES HEALTH/LOT 19 TEC DRIVE/TAX PARCEL#35.-1-13.526 -</u> PUBLIC HEARING MOTION TO OPEN THE PUBLIC HEARING WAS MADE BY KATHY MANNIX; SECONDED BY TOM

KATHLEEN COLE -AYE TOM MCGOVERN - AYE RANDY KOZLOWSKI - AYE KATHLEEN MANNIX - AYE CLARA MULLIGAN - AYE MICHAEL MILES - AYE BRIAN THORN - AYE

CARRIED 7-0.

Kathy Cole asked if there are any public comments/concerns for this application. Lance suggested that Mike Bogojevski, BME Associates, give a brief overview of the project before comments are given, if there are any.

Mike stated the parcel is located on Lot 19 on Tec Drive between Evening Star Coffee Roasters and Pride and Joy Daycare. They are proposing a 3,000 square foot building along with an additional 3,000 square foot building in Phase 2 of the project. The site plan adheres to all the regulations for a PDD in the industrial park and they recently submitted the lighting plan. Lance stated the SEQR coordination began at the last meeting and the 30 day period ends February 12, 2020. Tonight's meeting is strictly a public hearing and no decisions can be rendered until the coordination period ends. There will be another joint meeting scheduled with the Planning Board and Town Board on either February 27th or March 12th for approval of the special use permit from the Town Board and site plan approval from the Planning Board.

Kathy Cole asked again if there were any public comments and there were none.

Lance asked for clarification regarding the phasing plan and the statement of operations pertaining to the parking lot and what areas would be paved. For Phase 1 only the parking for that building and the entrance will be paved. Lance also asked if there would be any plans for future growth after Phase 2. Mike stated that there is room on the parcel for future expansion but that would be up to the organization if they wanted to expand. Jimmy Harrington asked if they have gotten approval from the Village regarding the sewer capacity. He stated that he would like to see written approval for both Phase 1 and Phase 2. Mike stated they are requesting approval for both phases from the Village but they haven't received it yet. Jimmy questioned if there would need to be NYS DEC approval as well and both Lance and Mike stated there would not. Paul Drozdziel asked what the uses and traffic flow will be and Lance read the statement of operations that were submitted to all present.

Lance stated we will keep the public hearing open until the next meeting and at that meeting we will close the public hearing and take action on special use permit and site plan. Town Supervisor, David LeFeber, stated the Town Board would like to have the joint meeting on March 12, 2020. Town Attorney, Jim Campbell, stated at that meeting they will do the special permit resolution for the Town to authorize the new use within the PDD. Lance stated before that meeting we will need to get written approval from the Village regarding the sewer and he will reach out to the Village as well.

DG NY SOLAR CS LLC C/O RICHLAND RESOURCES/AVON-EAST AVON ROAD/TAX PARCEL#34.-1-15.21 - SITE PLAN APPLICATION

MOTION TO OPEN THE PUBLIC HEARING WAS MADE BY TOM; SECONDED BY CLARA

KATHLEEN COLE -AYE TOM MCGOVERN - AYE RANDY KOZLOWSKI - AYE KATHLEEN MANNIX - AYE CLARA MULLIGAN - AYE MICHAEL MILES - AYE BRIAN THORN - AYE

JEFF MULLIGAN - AYE CINDY KELLEN - AYE BOB WESTFALL- AYE DIANE ATTEA - AYE JEFF PASSARELL - AYE

CARRIED 12-0.

Kathy Cole requested all comments from the public need to be limited to 3 minutes and please state your name, address, and whether you are for or against this project for the record. Lance also requested that all comments be addressed to Board members only.

Mr. Brian Harper gave a quick overview. He stated this is a 5MW solar project with a coverage area of 24.49 acres, which is underneath the Solar Law regulation of 25 acres. Access road will be coming off of Routes 5 & 20 and run behind houses on Pole Bridge Road and is approximately 4,000 feet to the solar panels in the southeast corner of the property. There will be three different foot fence surrounding the solar fences, а 7 panels, two transformer pads, and the inverter pads. Mr. Harper visited neighbors on December 10, 2019 to inform them of the project; if they were not home he left a flyer in their mailbox. He started where he felt the residents would see the solar farm and went north and he determined it to be the Piampiano residence. He stated only one person he talked to was against the project the rest where neutral to positive.

Lance gave an overview of where the applicant is in the process with the Town. It begins with the SEQR process as a Type 1 action, it requires a Special Use Permit by the Zoning Board of Appeals and a Site Plan approval by the Planning Board. There have been several joint board meetings already and the public hearing began on January 7, 2020 with no action taken due to the SEQR coordinated review process still pending. Since the project has received comments from the public that we are looking to address, the application is still under review by the Town's Boards. Tonight's is to allow the public additional time to purpose express comments/concerns with the project. The written comments received from the public were answered by the applicant but we received them today and have not had time to review them.

We still have to do SEQR and approvals for special use permit and site plan applications. Attorney Jim Campbell also stated that we don't have a PILOT program in place yet for this application which is where the Town Board is included in this project.

Kathy Cole asked if there are any public comments.

Mr. Brian Harper stated that they have updated the site plan showing a vegetative buffer running along part of the project. He will send us that revised plan. Mr. Bruce Howlett stated for the Town Board members the reasoning behind choosing this parcel for the solar farm. This is on the southern half of a 118 parcel and the water shed that comes down from the LaPoma field that goes right where the solar panels will be constructed; therefore he can't farm the area and the soil is not as good either. You can't tile that area due to not having an outlet. Malachy asked if that water could go south and what would Mr. Howlett stated you would need a it require to go south. culvert under the road, Pole Bridge/Lake Rd. Malachy also asked with it being so wet, would it affect the solar panels. Mr. Drew Lent, Tetra Tech, indicated that standing water wouldn't affect the panels since the panels are a few feet off the ground. The overall design of the property, we did have the panels in the area that the farming is not ideal with a wooded area away from residential houses in the wider portion of the site.

The following comments are from the public present:

Peter Piampiano, 1929 Pole Bridge Rd, is opposed to this project. He stated that Mr. Harper came to his house and told him that you would not see the panels. He is concerned with the flooding that happens to his property right now and with this project he feels it will only get worse. His backyard is constantly wet and he doesn't want to look at panels out his window. If you put them somewhere he can't see them and fix the drainage problem that would be fine. He feels solar panels are an eyesore.

Steve Panek, 2161 Pole Bridge Rd, is opposed to this project. He lives on the southwest side and he feels the project appears to be larger than 25 acres. He would like to see a tractor in the field compared to solar panels. He doesn't know what is paid for by NYS and he doesn't see how this will benefit Avon let alone New York. He would like to see drainage issues resolved first.

Matt McCabe, 1875 pole Bridge Rd, he is opposed to this project. He has lived in here for 23 years and says that the hedgerow was taken out by Mr. Howlett which caused the drainage issues. He doesn't feel the solar farm will help with drainage at all. Mr. McCabe questioned why Mr. Harper would come to homes in the middle of the day since people work and he never came back to those who were not home. He has many other questions one being what happens to the panels when they are done.

Art Holtz, 1771 Pole Bridge Rd, he is opposed to this project. His house gets flooded continuously from the water off the farm. He has replaced his heating ducts three times due to water and he now has 4 sump pumps to keep the water out of his house. He doesn't feel it will solve the water drainage issues, it will add to it.

Charlie Leonard, 1845 Pole Bridge Rd, he is opposed to this project. He has lived here for 40 years and he doesn't want the road in the back of his house with heavy excavators pushing the dirt around making drainage problem worse. He feels the Town should put a moratorium on any future solar projects for at least two years.

Steve Hernandez, 1827 Pole Bridge Rd, he is opposed to this project. He feels tax payer money is paying for this and very few people making money. He stated Mr. Harper did come to his house and he asked him what happens to the panels when they are done. Mr. Harper stated they take them out. Mr. Hernandez doesn't feel this company will even be in business then. Mr. Hernandez is concerned with the drainage as well and doesn't want to look out back and see the road and panels.

Ann Sargent, 1870 Pole Bridge Rd, she is opposed to this project. She feels the drainage issues should be fixed first and she doesn't want panels on that property.

Steve & Sheri Newell, Alexander Crossing, they are concerned with property values decreasing and the potential for noise this project will bring.

Betty Valentine, 5166 Lake Rd, she is opposed to this project. She feels that Mr. Howlett is benefiting from this project due to the fact that he can't farm the land.

Nick Urbanik, 26 Bridge Circle, he is opposed to this project. He shares the concerns of everyone present and with property values. He feels that since we already have a solar field at the school we don't need another one. He feels the project has been hush hush and wants to know if there are any strings attached with the government money.

Kathy Salvati, Commerce Drive, even though she is not immediately impacted by the project, she is opposed to it. She feels we have to think about why people live in Avon and the character of the Town. She feels solar farms will not add to the character of Avon.

Judy Falzoi, 1739 Athena Drive, she is not immediately impacted and she feels the solar company has tried to follow our poorly written solar law. She feels the lure of money to the Town is overriding the concerns of the people. She has looked at the comprehensive plan and doesn't feel this is the vision it intended. She read descriptions for the area from the comprehensive plan and feels the solar panels are not in any of them. She asked why this neighborhood is being lost in that plan. She feels the project is too close to homes and she gave board members research she completed on this subject but she won't address that today.

Jimmy Harrington asked Lance if the applicant was forwarded the water study that was done by the Town and Village. Lance stated that they are currently looking at the drainage study but haven't forwarded the information to them as of yet. Jimmy asked Mr. Howlett if he would be capable of reclaiming the ditch on his property and maintaining it. Mr. Howlett questioned where the ditch was and would it be capable of handling the amount of water that runs through the area. Jimmy feels that people would be at ease if he reclaimed the ditch behind their houses.

Malachy asked if the vegetative buffer would help the residents not see the panels and Mr. Howlett stated it would be whatever the Board requires them to do.

Mike Miles asked the people in attendance, even though this is not a choice, if the water issue was fixed would they still be opposed to the solar project and everyone said yes they would.

Kevin Patrick, 1937 Pole Bridge Rd, he is opposed to this project. When he moved here in 1986 water was rarely a problem but now it immediately runs through my property. He has no idea what changed to make it that way and he feels the drainage needs to be taken care of first. He doesn't feel the solar panels need to be installed before fixing the water problems. He doesn't understand the benefit of solar panels to the residents and Town. He feels they are too close to the houses and why they can't be moved to a different spot.

Mr. Howlett asked David LeFeber if he was familiar with the ditch and if that would fix the problem in the area. He stated they could fix the whole project and it needs to be between the Town and Howlett. There was much discussion on how the drainage problem can be solved. Mr. Howlett stated that where the solar panels will be doesn't go to Pole Bridge it goes to Route 5 & 20.

Jeff Mulligan stated that New York Governor's goal is to put solar panels throughout the state with no carbon footprint. He stated as a farmer he gets letter once a week to put solar panels on his land. Jeff feels vegetative buffers will help with the sight line of the panels. The Board realizes drainage needs to be resolved along with other issues involved with this project. The public hearing will be kept open until everything is reviewed completely.

There was discussion on why we are having so many drainage issues and what the solutions would be to fix them. The Town and Village are looking at this problem and solutions.

Lance stated that the drainage issue is a concern but the applicant must follow the standards given by NYS DEC for this project which is why the project can't make it any worse or increase the run off. Currently the area is farm land which has a higher level of run off than if it is stabilized with grass. Those variables will have a positive impact on the site as it is today. MRB is looking into potential options. Lance stated that whatever those solutions maybe they are not going to solve all the problems, we are looking at everything possible so that run off doesn't leave the project site. There was discussion regarding where the water drains to and who is responsible to fix the problem and how the solar panels will impact it.

Judy Falzoi asked if the panels are going to be oriented North and South, which they are. Also, they are auto tilting panels and will have snow, rain and mist running off of them. That run off will go directly into those resident's houses.

Laura McCabe, 1875 Pole Bridge Rd, she is opposed to this project. She asked about the special use permit for this project and if it the whole parcel or just where the panels will is for be Lance answered it will be just for the area being constructed. leased by the applicant. She asked if there is an option to expand the solar panel area and Lance answered they would have to go through this process again. Jim Campbell stated that the Town of Avon Solar Law as it exists today stated the solar farm can only be a maximum of 25 acres. She stated the field is not a flat field it slopes and even with the 7 foot fence, it will not block the view from their houses. She is wondering where the 300 foot calculation comes from either the property line or from their house and how far will the fence be from the panels. Mr. Lent stated that the fence line is 15-20 feet from the panels and then there is the vegetative buffer.

Matt McCabe stated he vaguely remembers the ditch in the back of properties. He asked, hypothetically if the Town fixes the water problem before this project that would make the farm land drier than it has been, that would allow Mr. Howlett to farm the land instead of putting the panels there. This project will lower values of our homes and it will ruin the atmosphere of the Town. He understands about alternative energy but it doesn't need to be so close to taxpayer homes.

Nick Urbanik stated the drainage issues are part of the larger problem and he agrees with Jeff Mulligan in regards to the Governor. He questioned where the power that is generated goes. He also asked the Board members to take a stand.

Lance stated the public hearing and the applications will be continued to the next meeting on March 3, 2020. It will be a joint meeting with Planning and ZBA.

Kim received this email from Mrs. Karen Crater and it was distributed to the Board members prior to the meeting tonight.

To the Town of Avon Zoning Board of Appeals Members:

We were so pleased to read from the meeting minutes on November 25, 2019 that you denied the request from Dale Twardokus, owner of Victor Sand and Gravel located at 1392 Oak Openings Rd, to enable him to change his hours of operation for a job. We want to thank all the members for this decision as it was the right thing to do with not setting a precedent to alter the hours of operation that the Town of Avon set forth. Although commendable of Mr. Twardokus to finally come in to ask the DEC and Town of Avon for permission prior to instituting a modification to his original DEC permit, he has violated the rules, regulations, and code from day one.

We were not happy to read that our code officer, Brian Glise, stated that there was only one legitimate complaint for the Victor Sand and Gravel operation.

Mr. Twardokus opened the operation without the proper permit from the Town of Avon. The DEC permit clearly states that he needed a permit from the town. He had legal representation and he operated another mine in Victor prior to opening this operation, so there is no excuse for his actions. He lied about what he wanted to do with his operation from the start. He stated that the operation would be seasonal from April to November and it is all year long. He stated that there would be no washing of stone and he then applied and received a permit to wash stone after he received his initial permit for excavation. He stated that there would be no importation of materials and that it was only an excavation operation. He imported materials before he applied to the DEC for registration and eventually received the registration to import materials. He has had no regard for the neighbors and lied that he had contacted them all prior to applying for his DEC application.

The actual violations to the permits that we have seen are as follow:

- Number of trucks per hour exiting the operation allowed by the DEC and Town of Avon
- Trucks using "Jake Brakes"
- Working in the mine and allowing deliveries before and after the hours of operation
- Operating on a Federal Holiday
- Importation of foreign materials before he had the permit from the DEC
- Trucks heading south from the mine after the board defined the route of ingress/egress would be to the North

Although Mr. Glise may have not witnessed the above violations and some neighbors don't think it will do any good to file complaints, we that do send complaints have witnessed these violations.

Here are the traffic violations which you do not have the authority to enforce

- Speeding
- Passing on a solid double line
- Improper maintained trucks with loud mufflers and engines
- Passing farm equipment in an unsafe manner
- Open tailgate with debris falling out onto the road
- Turning or cutting into the north going lane of traffic at the intersection of Honeoye Falls #6 Road and Works Rd. (Oak Openings Rd) in Monroe County.

We like to see businesses open that support the Town of Avon with creating jobs, supporting our restaurants and small businesses, and respecting the quality of life of neighbors. We feel this was another sneaky way for Mr. Twardokus to change his permit to his advantage, while further disrupting the quality of life of neighbors.

Once again, Thanks so much for denying the request.

Karen and Rick Crater 1177 Oak Openings Rd. Honeoye Falls, NY 14472 585-624-4374

Mr. Paul Stevenson is inquiring about the process of him possibly having a campground on the Kemp property on Lakeville Road. He stated he got approval for the use in a PDD about 10 years ago but the deal fell through. He is interested in pursuing this project again and what will he need to do now. The Town Board remembers approving this use but the site plan has now changed from than and he would need to begin the process from the beginning. He will need to go to the Town Board and request the use in a PDD and then go to the Planning Board for site plan approval. Kim will get in contact with Mr. Stevenson to give him the information.

MOTION TO CLOSE THE TOWN, PLANNING AND ZBA MEETING WAS MADE BY TOM; SECONDED BY CLARA.

KATHLEEN COLE -AYE TOM MCGOVERN- AYE RANDY KOZLOWSKI - AYE KATHLEEN MANNIX - AYE CLARA MULLIGAN - AYE MICHAEL MILES - AYE BRIAN THORN - AYE JEFF MULLIGAN - AYE CINDY KELLEN - AYE BOB WESTFALL- AYE DIANE ATTEA - AYE JEFF PASSARELL - AYE SUPERVISOR, DAVID LEFEBER - AYE COUNCILMAN, TOM MAIRS - AYE COUNCILMAN, PAUL DROZDZIEL - AYE COUNCILMAN, MALACHY COYNE - AYE COUNCILMAN, JAMES HARRINGTON - AYE CARRIED 17-0.

MEETING CLOSED.