



PLANNING BOARD MEMBERS

MARK HARRIS, CHAIRMAN
MICHAEL OGBURN, MEMBER
PAULINE HARRY, MEMBER
JOE CARSON, MEMBER
PATTY HANFORD, MEMBER

VILLAGE OF CAYUGA PLANNING BOARD APPROVED MINUTES 11/01/2022

Present: Chairman Mark Harris, Planning Board Members: Joe Carson, Patty Hanford, Michael Ogburn, via telephone Pauline Harry

Staff: Clerk Jen Ogburn, Trustee Diane Donnelly, Village Attorney Robert Marks, Mayor Don Wilson, Jr

Public: none

1. **Chairman Harris call to order:** Meeting was called to order with the Pledge to the Flag at 7:03pm.
2. **Changes/Additions to Agenda:** none
3. **Approval of Minutes:**
 - 3.1. Approval of Minutes from Planning Board Meeting on October 18, 2022.
 - 3.1.1. **Motion to approve the Planning Board Minutes from October 18, 2022, made by Planning Board Member Joe Carson. Second Made by Planning Board Member Michael Ogburn. 5/0 approved.**
4. **Solar Energy:**
 - 4.1. Mayor Wilson brought a list of potential updates for the Planning Board to review that are from the Village of Cayuga Comprehensive Plan
 - 4.1.1. The Planning Board will start reviewing these potential updates at the next meeting (Tuesday, December 13, 2022) and work on a few items at each meeting to make progress until the list is complete
 - 4.2. Concern regarding rooftop solar – are the local Fire Departments trained in how to extinguish it if it were to catch fire? Currently there has been no specific training for the local departments on how to extinguish solar panel fires – in the case of roof top panels it would be treated as another layer to the roof.
 - 4.3. Planning Board should consider putting tiers in place for their local solar law/zoning to cover the following
 - 4.3.1. Tiers should consider personal use vs commercial use – agricultural land should be considered as well.
 - 4.3.2. Large Scale Solar (anything over 25MW the State can take over due to the 94-c permitting process)
 - 4.4. Land owners are able to rent/lease land /property to allow solar – it is regulated by local zoning laws

4.5. Credit or bond is the best way to establish funds for decommissioning costs. If a bond is being used it is best to include it needs to be reviewed from time to time to ensure that the bond will cover the decommissioning cost.

4.5.1. Planning Board Member Pauline Harry suggested the board look at the Town of Mentz where they have stated if the owner/operator of the solar facility does not comply with the decommissioning plan within 180 days of shutting down the solar facility then the cost of the decommissioning shall be put back on the landowner as billed by the Town. (Town of Mentz Zoning Ordinance – Section 10.04 -Utility Scale Solar Energy Systems – section iii. Decommissioning Plan)

4.6. Next Steps: Village Attorney will provide a form for the Planning Board to fill out prior to drafting up Zoning regarding Solar. The Planning Board intends to include Battery Systems in with their Solar Energy Zoning.

4.6.1. Wind Energy will be addressed once Solar Energy is completed.

4.6.2. Comprehensive Concerns will be addressed beginning at the next meeting, and review a few of them at each meeting until the list is complete.

5. Public Comment:

6. Adjournment:

6.1. Motion to adjourn the meeting made by Planning Board Member Joe Carson at 7:51pm. Second made by Planning Board Member Michael Ogburn. 5/0 approved.

Next Planning Board Meeting is scheduled for Tuesday, December 13, 2022.

Respectfully submitted

Jen Ogburn

Village Clerk