

TOWN OF MIDDLEFIELD PLANNING BOARD  
MINUTES OF THE REGULAR MEETING  
November 4, 2021

PRESENT: Chair Sydney Waller, Andy Baugnet, Marian Karl, Roy Kortick, Bill Ralston, Abby Rodd

Also: Neal Newman, Middlefield ZEO

Meeting called to order 7:02 pm by Chair Waller

Minutes of the October 7, 2021 meeting were read. Motion to approve by M. Karl. , 2<sup>nd</sup> A. Rodd.  
All in favor

NEW BUSINESS

Anthony Morali appeared before the board on behalf of Renewable Energy Development for a pre-application meeting to review the design and installation of a 5MW Ground Mount Solar System at 312 Cornish Hill Road. The proposed area of the system would encompass 25 acres of land within the 95 acre parcel owned by Patricia Slater. Approximately 25 acres of land would be cleared, the solar panels themselves would occupy 10 acres of land, would setback 650 feet from Cornish Hill Road, and 350 feet from the nearest dwelling unit within the property. Additionally, a continuous landscape buffer on the south side of the Solar Array would remain in place to reduce the visual impact of the Solar Farm as per the provided Site Plan. A 25 year lease from the landowner would be in place for the project.

Panel height, size, angle of the panels, slope of the parcel, and access from an already existing unimproved road and an explanation of the Site plan was discussed. The proposed project would provide 5 million watts of power, enough to power 1000 homes for the local community as described. A viewshed analysis was suggested to be helpful from County Highway 35 near Norton Cross Road looking toward the site.

The board advised that a Planned Development District (PDD) would have to be created for this project and the process was briefly explained, and it was noted a public hearing would need to be scheduled in order to hear public comments in regards to the PDD. This would be considered a Type 1 Action under New York State Environmental Quality Review Act (SEQRA) which places the Town Board as “involved agency”, and planning board as “interested agency”. Mr. Morali was provided with a Short Environmental Assessment Form, Part 1 to be filed out by the applicant or project sponsor. He was also directed to the Middlefield Town website to familiarize himself with zoning laws in place and contact information for Middlefield Town Board officials.

OLD BUSINESS

Training hours were discussed as planning board members are required to complete 4 hours of training by the end of the year.

The Comprehensive Plan Small Group will meet for a second time on November 15, 2021 to determine what data they need for an update. ZEO Newman located the full Generic Environmental Impact Statement (GEIS) in the records room at the town hall. Census

information is needed specifically. ZEO Newman has put together a list of current GEIS information with comments on what data can be kept and what data needs to be updated along with the potential cost of updating.

OCCA has developed a Proposal to Facilitate the Update of the Town of Middlefield's 2011 Master Plan. The Planning Board was asked to review the proposal prior to referring it to the Town Board. Motion to approve submitting the proposal to the Town Board by Marion Karl, 2<sup>nd</sup> Abby Rodd. All in favor. Next year we can again apply for consolidated funding from the DEC to support the process and offset costs.

Motion to adjourn by B. Ralston , 2<sup>nd</sup> A. Rodd. All in favor

Meeting adjourned at 8:31pm

Respectfully submitted,  
Andrew Baugnet, Secretary

Motion to adjourn by R. Kortick, 2<sup>nd</sup> J. Nemeec, All in favor  
Meeting adjourned at

The next meeting of the Middlefield Planning Board will be held on August 5, 2021 at 7:00 pm.

Andrew Baugnet  
Secretary