

Wales Town Board
Public Hearing
Tuesday June 12th 2018 @ 7:00 pm

Public Hearing for The Delaware River Solar project.

Order:

The Public Hearing was called to order at 7:00pm at the Wales Community Center, 12345 Big Tree Road, Wales Center, NY.

Present Supervisor Rickey Venditti
 Councilman Donald Butcher
 Councilman Dan Driver
 Councilman Michael Simon
 Councilman Gerald Klinck

Also Present: GHD Engineering, Attorney Ron Bennett and 13 Residents whose names are on file. Reporter Pat McDonnell.

This Public Hearing is for the Town of Wales Residents to provide their input to the Town Board on the Delaware River Solar project.

Town Clerk, Melinda Eaton read Notice of Public Hearing as Published.

Overview of the

John Schmauch of Delaware River. Proposing a Community Solar Park in the Town of Wales. Delaware River has been in business for six (6) years. We have offices in New York City as well as Sullivan County. Community Solar Parks was enacted at the end of 2015 and was part of legislation to promote renewable energy. The programs we are doing is part of that. Essentially the legislation stated that New York State electricity would be 50% renewable which is hydro, wind, and solar. The project we are proposing is a 2 megawatt solar farm that is an alternative to roof top, which is more affordable. We will do an off-site ground mounted system, which we are proposing on 11421 Big Tree Road. This projects connects into the existing infrastructure. When the array is completed. The array can assist in powering 400-450 homes, which include small businesses. We will be offering that power to the town itself and to its residents. If a resident is interested there is no sign up cost, membership fees you simply receive at 10% discount on your utility bill. Federal and state incentives is how a community solar works is. Once the power is connected, it will be marketed to Town of Wales first. From there, if we cannot fulfill it through the town, we will market to surrounding towns as well the county and if it still have openings it goes out to the utility zone. Supervisor Rickey Venditti questioned Town attorney Ronald Bennett being that the property is zoned agricultural does it have to be rezoned. John Schmauch answered no but they would lose the exemption. John Schmauch will have Delaware River's attorney, Richard Chum contact Ronald Bennett regarding this question. Supervisor Rickey Venditti stated as a result of that would it be taxable as commercial or agricultural property. John Schmauch again stated that would be dependent on town laws and how it would be assessed. They have done pilots for the IDA. We have worked with towns depending on their solar laws. Supervisor Rickey Venditti attended seminars where pilot programs in lieu of taxes a donation is made so much a year for town park improvement. Mr. Chum will talk to Ronald Bennett as whether to work with the County IDA or work with us. Councilman Michael Simon reiterated how it works, there will be a 10% discount from the utility bill. John Schmauch stated Delaware River is trying to work with utilities to have it on one bill. It will be with N.Y.S.E.G. The 10% will be off the power not the service. Joan Keicher, Chairman of the Conversation Committee questioned is distance between the panels for emergency vehicles, the road construction itself as far as emergency vehicles, materials that make up the panel, and 1,000' from a park being Hunters Creek Park (Article 3 Section 198). Councilman Dan Driver stated that the property

is leased property. Town attorney Ronald Bennett stated does not have an impact, “use is use”.

Invitation for Resident’s input to the Town Board.

Jennifer Atkins residing at 11524 Big Tree Road questioned underneath the arrays what is going to be put with regard to water run-off. John Schmauch stated it is going to remain as grass. Questioned are they going to work with Governor Cuomo program? John Schmauch stated that it is in the works and if it is something you want we can address the concerns. Second question was when you pass from your array are you going to go right into a battery or will it be shipped off? John Schmauch right into the grid, no batteries. Another questions is materials used to produce solar arrays. Jennifer Atkins stated that many solar arrays contain heavy metals such as cadmium telluride, copper indium gallium selenide. The life span of the arrays is 25 years, what is the disposal method? Who is going to take care of the heavy metal toxic disposal. Councilman Gerald Klinck stated in the local law that he worked on for 6 months heavy metals are not to be used. John Schmauch stated copper aluminum are in the wiring. The housing is encased in tempered glass and steel. John Schmauch stated that they past state and federal tests. He will get information on 25 year decomposed. The board agreed with Jennifer Atkins that they do not want heavy metals in well water. Jennifer Atkins stated if Delaware River is not in business 25 years down the road who takes over. Is there an escrow account set up for clean up? Typically it is the government. The board will be looking into this matter. Charles Kawczro residing at 11371 Big Tree Road stated that he would like a better understanding of this project. How many acres of land will there be with standing solar panels? Supervisor Rickey Venditti stated there will be 11 acres of land on the Keem property. The 11 acres where the solar arrays will stand is quite a distance from off the road. Supervisor Rickey Venditti stated being that it is so far back it will not be an issue.

MOTION#___By Supervisor Venditti and second by Councilman Michael Simon approving adjournment with no further business at hand, to adjourn the meeting at 7:18pm

CARRIED

Submitted by Melinda Eaton, Wales Town Clerk