

**PUBLIC HEARING
PROPOSED LOCAL LAW #2 OF 2023
AMENDING THE LAND USE REGULATIONS
ARTICLE III
UTILITY-SCALE SOLAR PHOTOVOLTAIC SYSTEM
OF THE
TOWN OF STEPHENTOWN
26 GRANGE HALL ROAD, STEPHENTOWN, NY 12168
APRIL 10, 2023**

This Public Hearing of the Town Board in the Town of Stephentown was called to order by **Supervisor Philip Roder 7:00PM** at the Town Hall.

MEMBERS PRESENT:

(X) Supervisor Philip Roder

(X) Council Diana Clark

(X) Council William Jennings

(X) Council Everett Madden

(X) Council Kyle Kidney

(X) Town Clerk Stephanie Hoffman

(X) High. Superin. Alden Goodermote

(X) Assessor, Jennifer Van Deusen

(X) Code Enforcement, Owen Cassavaugh

A quorum (X) was () wasn't established.

14 from the Public were present

REPORT FROM THE TOWN BOARD:

- This meeting is to gain public comment on the proposed changes to Local Law # 1 of 2014 Amended Land Use Regulations for Utility-Scale Solar Photovoltaic Systems.*

CEO, O. Cassavaugh: discussion on the renewal of the special use permit, after 1 year. Is this something that will go back in front of the Planning Board for renewal or will it be by the Code Enforcement Officer?

Supervisor Roder: these permits are issued by the Planning Board.

Council Jennings: Owen is asking for clarification on who it will go back in front of for renewal after that year is up, it needs to be spelled out. It should be the Planning Board to renew.

J. DeFrest: (Solar Committee Member): the initial renewal is one year and then four after that. One year is very important because Solar fields can change quickly.

Supervisor Roder: Section 20 subsection G will need a little further clarification. "Renewal will be completed by the review of the Planning Board."

S. Wyner (Solar Committee Member): Discussion for clarification on application to make it easier for the Planning Board and the applicant to know what to expect. Section 9 provides the Town Board with options. There is a structure for the Town Board. Designation by the Town Board if this is passed.

Supervisor Roder: What layer does the Town Board want in this? If the Board takes charge than the ZBA and the Planning Board don't have a layer.

S. Wyner: this is Core Zoning Issues, What kind of Town does the Board want? It's not the Planning Board or the ZBA these are important an elected official should be taking on those decisions.

*CEO O. Cassavaugh: the Town Board develops a "list" or a law for the ZBA and the Planning Board to follow.
S. Wyner: believes the Town Board should make the decision on these types of developments.*

Council Jennings: The Town Board creates regulations and criteria for these boards to follow.

S. Wyner: understands there is criteria for the boards to follow.

Council Clark: That is an entirely different issue that needs to be addressed.

Supervisor Roder: do we need to simplify the wording here?

Council Jennings: believes the wording is fine now and gives the Board the flexibility to sit down and make a list which is a bigger project.

Supervisor Roder: reads Section 9 "...conservation value by the Town Board prior to the submission of any special use permit for the development of a utility-scale solar system." In other words this is saying that the special use permit comes from the Town Board.

S. Wyner: disagrees, if the Town Board identifies these properties in writing prior to the application then it's a hard no.

Supervisor Roder: disagrees, and interrupts the language a different way.

S. Wyner: that's what the Town has attorneys for.

Supervisor Roder: asks if there are any further comments or questions from the public.

No further comments made.

MOTION TO ADJOURN AT 7:29 PM

MOTION BY: JENNINGS

SECONDED BY: KIDNEY

VOTES OF: 5 AYE

0 NAY

****A Workshop Meeting** is held every second Monday of every month at **7:00PM** at the Town Hall.

****The next Regular Meeting** of the Town Board, Town of Stephentown will be held on **Monday, April 17th, 2023** at **7:00 PM** at the Town Hall.

Stephanie M. Hoffman

Town Clerk