

**TOWN OF PERTH PLANNING BOARD
MAY 15, 2023
6:00 P.M.
PERTH TOWN HALL**

MEETING NOTES

PRESENT:

**RON CETNAR, CHAIRMAN
NICHOLE SURENTO, VICE CHAIRWOMAN
DIANE CONRAD
MICHAEL DIMEZZA
TREVOR GILDAY
BOB GORDON
TRACY GUTOWSKI**

AARON ENFIELD, FULTON COUNTY SENIOR PLANNER

I. CALL MEETING TO ORDER:

The meeting was called to order at 6:00 p.m.

II. APPROVE MINUTES OF THE APRIL 17, 2023 MEETING:

MOTION: To approve the minutes of April 17, 2023 Town of Perth Planning Board.

MADE BY: Michael DiMezza

SECONDED: Tracy Gutowski

VOTE: 7 in favor, 0 opposed

III. CELIA AND RICHARD STREIFERT – BOUNDARY LINE ADJUSTMENT ON A MINOR SUBDIVISION AT 298 SMITH ROAD:

A. Background:

On January 23, 2023, Celia and Richard Streifert received approval for a four (4) lot Minor Subdivision at 298 Smith Road within the Town of Perth (Tax Map Parcel No. 166.-1-8-2) on property that is approximately 243.85+/- acres. The applicants would like to adjust the boundary lines of all four parcels. None of the parcels would be under the minimum lot size requirement of 1.0 acre.

Site Statistics	Adjusted Lots	Original Lots
Overall Area	24.682+/- acres	24.682+/- acres
Adjust Lot 1	2.023+/- acres	7.259+/- acres
Adjusted Lot 2	10.278+/- acres	6.528+/- acres
Adjusted Lot 3	6.524+/- acres	6.523+/- acres
Adjusted Lot 4	5.857+/- acres	4.372+/- acres

DISCUSSION:

Timothy McAlonen, PLS, of Environmental Design Partnership (EDP), representing the applicant, explained to Planning Board members that the Streiferts would like to adjust the boundary lines on all four of the subdivided lots. He stated that Lot 4 will have more road frontage on Smith Road and that a majority of Lot 1 will be combined with Lot 2.

The Planning Board recognized that the proposed boundary line adjustment of Streifert's recent Subdivision will not create any new building lots.

PLANNING BOARD ACTION:

MOTION: Recognizing that the boundary line adjustment of the four (4) lot Minor Subdivision at 298 Smith initially approved on January 23, 2023, is not subject to the Town's Subdivision Regulations and can be approved as a lot line adjustment.

MADE BY: Nichole Surento
SECONDED: Tracy Gutowski
VOTE: 7 in favor, 0 opposed

IV. OTHER BUSINESS:

A. Planning Board Chairman:

Candidate for Planning Board Alternate

Planning Board Chairman Ron Cetnar introduced Kaleb Walker to the Planning Board. Chairman Cetnar indicated that Mr. Walker recently moved back to the area, living across the street from where the Borrego Solar project was proposed. Subsequently, he stated that he will be putting his name forward to the Town Board to be appointed.

June Meeting

Chairman Cetnar reminded Planning Board members that the next meeting will occur on Monday, June 16, at 6:00 p.m.

Comprehensive Plan Update

Chairman Cetnar indicated that he would follow up with Supervisor Greg Fagan on having the Comprehensive Plan and Planning Commission as an agenda item for the next Town Board meeting. He reminded members that they will be reviewing the Comprehensive Plan prior to the regular Planning Board meeting.

Summer Meetings

Chairman Cetnar stated that he hoped to cancel one meeting during the summer months, however, due to the solar projects that may not be the case.

Tryon Technology Park

Chairman Cetnar inquired about the progress with Winstanley Enterprises and Vireo within the Tryon Technology Park.

Fulton County Senior Planner Aaron Enfield stated that Winstanley and the Fulton County IDA have executed a 3-year purchase option. He also mentioned that the Vireo project is slated to be finished by the end of October.

B. Fulton County Planning Department:

Solar

Mr. Enfield stated that, as a result of the proposed subdivision of the Maple North Solar Project, he spoke with Fulton County IDA Vice Chairman Susan Collins with National Grid seeking clarification on the applicant's request. As a result of the conversation, he indicated that National Grid does not allow for easements on subdivided properties going toward solar projects and that each project would have to have its own entrance.

Planning Board Member Treavor Gilday indicated that there are incentives that cap out at 5 MW, which is most likely the reason the new owners of the solar project are wanting to subdivide.

Planning Board Member Tracy Gutowski reminded Planning Board members that the wife of the owner of Solar Park Energy, the original applicant, had to handle the project review with the Planning Board due to the death of her husband. Ms. Gutowski stated that she was most likely unaware of all the details that go into the solar project with utilities.

Planning Board Member Michael DiMezza mentioned the project has been bought and sold several times since its approval in 2020.

Mr. Enfield indicated that Scale Microgrid Solutions, which is affiliated with EV Solar, was the same company that came before the Planning Board in 2022 to amend the Special Use Permit to allow for aboveground racking system. He stated they most likely knew of the issue then and questioned why they waited a year to come back.

C. Other:

Legal Counsel and Engineer during Planning Board Meetings

Mr. DiMezza expressed the need for the Planning Board to have legal counsel, as well as an engineer, at every meeting. He indicated that this is standard practice with the Town of Amsterdam Planning Board. Mr. DiMezza stated that, while the Town will have outside counsel for the Active Solar Raindancer Solar Project and Town Attorney Carm Greco will be sitting in on the Planning Board meetings associated with the proposed Maple North Subdivision, having representation at every meeting will be beneficial to the Planning Board and the Town long-term as they are an appointed board.

Chairman Cetnar indicated that he will ask Supervisor Fagan to attend an upcoming Planning Board meeting so they can speak with him directly on the matter.

V. CLOSE OF THE MEETING:

MOTION:	To close the meeting at 6:25 p.m.
MADE BY:	Michael DiMezza
SECONDED:	Robert Gordon
VOTE:	7 in favor, 0 opposed