

**Town of Bristol
Planning Board
December 7, 2020**

Zoom meeting

Present: Joann Rogers, Karen Ellmore, Justin Steinbach, Patti Giordano, Bob Stryker, Marty Snyder, Steve Smiley, John Krebbeks, Donna Beretta and Secretary Sandra Riker

Others present: Dede and Stan Colwell, A. J. Magnan

Minutes: The minutes of November 2, 2020 were reviewed and the following corrections were made: A Note stating it was a Zoom Meeting and the term Ridgeline be used instead of Ridgeland. A motion by Justin Steinbach with a second by Patti Giordano to accept the minutes as corrected was made with approval by all present.

Continue Reviewing Solar Law of 2019: The review of Proposed Changes: Draft 1 are as follows:

Small Scale Solar Energy Systems:

- Small Scale (less than 25kW) ground mounted and free-standing solar collectors should be amended to read: location of the solar collector will have a setback equal to two (2) times the setback that is required for accessory structures in the zoning district in which it is located.
- The height of the Solar collector and any mounts shall be changed to: shall not exceed 12' when oriented at maximum tilt.

Large Scale Solar Energy Systems:

- A **definition** for “Buildable Area” will be included in the revised Solar Energy Code as follows: {That portion of the established development parcel which can be devoted to buildings, structures, and other impervious surfaces and shall not include undevelopable lands including, but not limited to, regulated

wetlands, regulated watercourses/waterbodies, or protected lands or habitats.} was provided by Justin Steinbach.

B. Permitting-special use permit application requirements,

- d. Design Standards #4 Emergency contact information shall be provided at the facility entrance and to the Fire Department, Town Supervisor, and Code Enforcement Officer.
- d. Design Standards #8 “No solar farm on a ridge line or closer than 50’ from ridge line should be included under Site Plan requirements.”
- d. Design Standards adding
 - #9 instead of Zoning Board of Appeals it should be governing board and the Town Attorney.

Decommissioning Plan:

- b. the site shall be restored to its natural state by the owner and/ or leasee.
- d. added: Applicant shall utilize the most recent Guidelines for Solar Energy Projects-Construction Mitigation for Agricultural Lands available from the NYS Department of Agriculture and Markets.

5. Special Use Permit-b. setbacks

- Front setback of 200’
 - Side and rear setbacks of 100’
 - Setback of 300’ from any structure with a residence
 - Measurement of all setbacks will be to the closest buffering of the project
- c. Height. Large Scale Solar Energy Systems shall not exceed 12’ in height at maximum tilt.
- d. total footprint shall not exceed 30% of the total parcel area, and in no event shall exceed a maximum of 10 acres
- e. No large-scale solar energy system shall be placed on a ridgeline or within 50’ of a ridgeline

This draft was presented to the Town Board at their December meeting for their input but due to the length of their meeting they will be reviewing it at the January meeting and our next joint meeting will be held on January 19th giving us the opportunity to revise or continue in the direction headed for this version to be adopted as a replacement to the Solar Energy Law of 2019.

Other Business:

General Code has given us the final draft for review and possible changes requesting that we return it to them by February 4, 2021.

Land Use & Land Cover Study by Dr. Gilman-

Requesting permission from the Town Board to add the Study as an appendix to the Comprehensive Plan adopted In January 2019. Justin has volunteered to reach out to Nicole Cleary at Barton & Loguidice for an editable version of the plan so he can add it to the plan. When completed it will be included on the Webpage.

Positions Up for Renewal-

Chairs for both Boards-Chairwoman Ellmore and Chairman Snyder are willing to accept their positions for the coming year

Joann Rogers for Planning Board member

Steve Smiley for ZBA

New member to ZBA-A.J. Magnan will be willing to come on the Board finishing out the term of Jennifer Sanford who **has submitted her resignation**. Her term expires in 2023.

All positions are based on the approval of the Town Board.

Code Office:

On going violations still being addressed.

New permits-6

Completed-3

Inspections-6.

Merry Christmas and a Happy New Year to all of you.

Respectfully submitted,

Sandra Riker

Town of Bristol

Planning, ZBA and Code Office Assistant

Minutes approved at the January 19, 2021 meeting.