

Town of Alexander
PLANNING BOARD REGULAR MEETING
July 28, 2014

Present: Linda Higley, Chairperson; John O'Neil, Robert Kelsey, James Hess,
Michael Schmieder (7:30 pm)
Also: Laura Schmieder-Secretary
Guests: George McConochie-Sustainable Energy Developments, Inc; Karl Bender-CEO/ZEO;
Bernard Schmieder-land surveyor

The meeting was called to order at 7:00 p.m. by Chairperson Higley. On motion by John O'Neil, seconded by Robert Kelsey, and carried, the minutes of the June 23, 2014 regular meeting were approved as written. 4 – Yes 0 – No Motion carried

New Business:

1. Land Separation – John McCarthy

We have received an application for a land separation from John McCarthy, tax map #5-1-5.1, at 3660 Sprague Road. He is requesting to separate 21.325 acres from his 25.8 acre parcel (roll book says 23.7 acres). He has submitted the short SEQR, Ag Data Statement and the mylar with 4 paper copies of the survey. Bernard Schmieder was here on his behalf to answer any questions.

On motion by John O'Neil, seconded by Robert Kelsey, and carried, the Alexander Planning Board has announced its intent to serve as Lead Agency in the matter of the John McCarthy Land Separation at tax map #5-1-5.1. The Planning Board has determined that this project is a Type II Action as defined under SEQR and has therefore issued a Negative Declaration. 4 – Yes 0 – No Carried

On motion by James Hess, seconded by Robert Kelsey, and carried, to give preliminary approval to John McCarthy for the land separation as described above, tax map #5-1-5.1, and send the paperwork to the Genesee County offices. 4 – Yes Carried 0 – No Carried

2. Land Separation – Don Merle/Jason Merle

We have received an application for a land separation from Don Merle, tax map #11-1-6.115, at 10803 Sandpit Road. He is requesting to separate 0.247 acres from his 78.4 acre parcel. He has submitted the short SEQR, Ag Data Statement and the mylar with 4 paper copies of the survey. Bernard Schmieder was here on his behalf to answer any questions.

On motion by John O'Neil, seconded by James Hess, and carried, the Alexander Planning Board has announced its intent to serve as Lead Agency in the matter of the Don Merle Land Separation at tax map #11-1-6.115. The Planning Board has determined that this project is a Type II Action as defined under SEQR and has therefore issued a Negative Declaration. 4 – Yes 0 – No Carried

On motion by Robert Kelsey, seconded by John O'Neil, and carried, to give preliminary approval to Don Merle for the land separation as described above, tax map #11-1-6.115, and send the paperwork to the Genesee County offices. 4 – Yes 0 – No Carried

3. Land Separation – Stephen Loranty

We have received an application for a land separation from Stephen Loranty, tax map #6-1-29.11 at 4225 Gilhooly Road. He is requesting to separate 2.925 acres from his 26 acre parcel. He has submitted the short SEQR, Ag Data Statement and the mylar with 4 paper copies of the survey. Bernard Schmieder was here on his behalf to answer any questions.

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On motion by John O’Neil, seconded by James Hess, and carried, to give preliminary approval to Stephen Loranty for the land separation as described above, tax map #6-1-29.11, and send the paperwork to the Genesee County offices. 4 – Yes 0 – No Carried

Michael Schmieder arrived at 7:30 p.m.

George McConochie from Sustainable Energy Developments, Inc. was present to discuss the wind energy devices that Dan McCormick is requesting for his properties, one at 10775 Sandpit Road, tax map #8-1-40.2 and the other at 10881 Sandpit Road, tax map #11-1-8.2. The wind turbines are Endurance 3120 50kW machines to be installed on 140 foot steel monopole towers. The total height of each turbine with blades will be 171.5 feet. Shadow flicker will fall within the Town’s stated limitations. No permanent access roads will be required. The foundation and tower designs are certified by the manufacturer and professional engineers as sufficient to withstand wind-load requirements for structures as established by the NYS Uniform Fire Prevention and Building Code. The turbines will generate electricity to supply energy for the farm’s operations.

These turbines fall under NYS Ag & Markets regulations; however, a Site Plan Review needs to be approved by the Alexander Planning Board. The Board has decided to treat these as two separate applications as they will be built on two separate parcels.

On motion by James Hess, seconded by Robert Kelsey, and carried, to send the referral to the Genesee County Planning Board for their meeting scheduled on August 14, 2014. 5 – Yes 0 – No Carried

Continuing Discussion: Local Laws

Referrals to Genesee County Planning Department: Sustainable Energy Development site plan for 2 wind turbines at McCormick’s Dairy Farm

On motion by James Hess, seconded by John O’Neil, and carried, the meeting adjourned at 8:00 p.m.

Respectfully submitted,

Laura Schmieder
Recording Secretary