

Village of Caledonia Planning Board
Meeting Minutes for February 15, 2022

Members Present: Rhett Clark, Brenda Nelson, Jay Barefoot, James Kemnitz, Marge Landowski

Member Absent: Jason Hunt

Also Present: Mike Burnside, Code Enforcement Official
James Bedrin, Dimension Energy

November 2021 Minutes

Motion by Marge Landowski, seconded by Brenda Nelson, to approve the November minutes as written.

Aye: Rhett Clark, Brenda Nelson, Marge Landowski

Nay: None

Abstention: James Kemnitz, Jay Barefoot

January 2022 Minutes

Motion by Jay Barefoot, seconded by Marge Landowski to approve the January 2022 minutes.

Aye: Rhett Clark, Jay Barefoot, James Kemnitz, Marge Landowski

Nay: None

Abstention: Brenda Nelson

Presentation by Dimension Energy, Caledonia CSG LLC Community Solar Project

(Note: Solar is addressed in Section 174 in Code Book.)

James Bedrin, of Dimension Energy, presented information to the Board regarding a proposed solar project on Rt. 5 on the West end of town.

Dimension Energy is headquartered in Atlanta, with other offices in New York City and San Francisco. The company is active in approximately 20 areas in the US. Their company will oversee the planning, development, and maintenance of the proposed solar project. This project was previously presented to the Town Planning Board, as it is located predominately in the Town (~75%); it is also in a Light Industrial Zone.

Mr. Bedrin added that it fits into the Light Industrial Zone; is tucked away from residences, it is not an actively farmed area, and there is a forested buffer of 80' – 100' between it and the road.

Other points presented to the Planning Board about this project:

- It is a 5.55 megawatt DC project
- It will interconnect on the north side, then connect to 3-phase electric service
- Access road will be shared with CRC

- Dimension Energy would purchase the land, and would need to subdivide
- Operation and maintenance plans are provided; they will make sure equipment is running and maintain the lawn
- Panels are 8' high (must be less than 15')
- Low-growth local pollinators will be planted around the panels
- Equipment pad on-site will convert DC – AC
- NYS solar does not have to be involved due to the smaller size of the project
- No threat to groundwater, as there are no chemicals involved
- Benefits to the community:
 - o Provides pilot revenue for approximately 15 years, then will renegotiate (this is pursued through Livingston County IDA)
 - o Generates tax revenue
 - o Helps meet NYS requirements for solar
- Land purchased from CRC
- Determination to shut down a solar site: if equipment is wearing out; by year 20-25, the panels lose approximately 30% of productivity; may swap panels out in time as the existing panels age.
- Construction takes 6-8 months; they would like to complete work this year, or maybe into 2023

Progress So Far:

- Environmental: working with National Grid for interconnection study
- Wetland delineation: no wetland impact
- SEQR: no endangered animals
- Topographic study completed
- Provided de-commissioning plan (put bond in place; will be owned by the Town of Caledonia)
- EAF Part I provided to Town
- Will attend a Town Planning Board meeting next week: initiate SEQR process, maybe refer to County, think of scheduling public hearing

Because of the shared boundary between the Town and Village, plus the proximity to Rt 5, this project will be referred to Livingston County. The Village will act independently of the Town, but can hold a joint public hearing and work together when appropriate.

Question for/Clarification needed from Village Attorney:

There is a 7' tall fence in the design. 6' is the code allowance, but 7' is a national requirement. Will the 7' requirement supersede local guidelines?

Rhett Clark will get information from the County for next steps. The Planning Board is also cautious as it proceeds with this, because they want to be mindful of setting a precedent.

Applied Energy / Upstate Breaker (1 Technology Place)

New building construction: Mike Burnside is waiting for updated plans.

No application submitted for site plan.

Motion by James Kemnitz, seconded by Jay Barefoot, to adjourn the meeting.

Aye: Rhett Clark, Brenda Nelson, Jay Barefoot, James Kemnitz, Marge Landowski

Nay: None

Abstention: None

Elizabeth Dietrich

Secretary, Village of Caledonia Planning Board