

MEMBERS PRESENT: CLARA MULLIGAN, KATHY MANNIX, KATHY COLE,
MICHAEL MILES, TOM MCGOVERN, RANDY KOZLOWSKI

VISITORS: BRIAN GLISE, LANCE BRABANT, BROOKE MAYER,
TOM GUZEK, BRUCE & SANDY HOWLETT, PETER
YETTO

CLERK: KIM MCDOWELL

MOTION TO OPEN THE MEETING WAS MADE BY KATHY COLE, SECONDED BY
MIKE

KATHLEEN COLE -AYE
TOM MCGOVERN- AYE
DAVE SHARMAN - ABSENT
RANDY KOZLOWSKI - AYE
KATHLEEN MANNIX - AYE
CLARA MULLIGAN - AYE
MICHAEL MILES - AYE

CARRIED 6-0.

MOTION TO APPROVE THE MINUTES FROM THE SEPTEMBER 17, 2018
JOINT MEETING AS PRESENTED WAS MADE BY RANDY, SECONDED BY MIKE.

KATHLEEN COLE -AYE
TOM MCGOVERN- ABSTAIN
DAVE SHARMAN - ABSENT
RANDY KOZLOWSKI - AYE
KATHLEEN MANNIX - AYE
CLARA MULLIGAN - AYE
MICHAEL MILES - AYE

CARRIED 5-0

HELIOS ENERGY NEW YORK LLC C/O RICHLAND RESOURCES LLC/500
ROCHESTER STREET/TAX PARCEL#24.-2-3.1-SITE PLAN REVIEW FOR SOLAR
ARRAY FARM

Mr. Tom Guzek, Managing General Partner of Helios Energy a joint venture group that is developing this project, introduced himself. The project is based on the solar law that was recently adopted. He also introduced Peter Yetto, Ingalls Associates the civil engineers (not electrical engineers) which have done the general design for this project. They are currently developing a number of solar projects in Upstate New York primarily between Buffalo and Albany.

The project is located on 1112 East River Road in Avon. It is a 4 megawatt AC project, 5.657 DC. They are built at DC level because it is produced at DC level then it is converted to AC. This project is feeding the East Gola substation that is requiring an upgrade by the State. National Grid is the utility company.

Community solar has been in place since 2015 and allows for the development of 5 megawatt projects on a single parcel. They will be interconnected to the utility and is sold into the community for use as an alternative to brown energy. It will service approximately 1,600 - 1,700 average residential customers.

Primarily designed to supply energy to SC1 & SC2 which are classified as residential and small businesses that are not high demand. The State has deemed this project for only non-demand customers. The objective of the State is to have 50% of its renewable energy in place by 2030. That is why there is so many projects being developed and supported by NYSERDA.

Mr. Peter Yetto discussed the site plan. The project is located in the AG district which allows for a Type 2 project. There is an existing 1,500 foot gravel driveway into the site that will be utilized. It is designed for emergencies and meets fire code. Looking from Rochester Street you will not see any panels. They will be surrounded by 7 ft. high fence. North Avenue will be screening but it is hard to see due to natural vegetation. The code requires 400 feet front set back and 100 foot side and rear set back.

Total disturbance for this project is approximately half an acre. The NYS DEC doesn't constitute this as disturbance and the storm water requirements are the gravel driveway. There are a few wetlands on site and they are not disturbed at all, Federal Wetlands not DEC Wetlands.

Mr. Guzek stated there are 2 types of solar projects, fixed tilt project (panels are laid at a 24-26 degree angel that stays stationary and faces south), and single axis trackers (the panels follow the sun and when the sun goes down it goes back to a flat panel). They are driven by the DC power from the panels themselves.

Kathy Cole stated the substation seems to be far from the project and what she has read they want them to be closer to the substations. Mr. Guzek stated the farther you are from substation the less chance your project becomes viable. It is a 4 megawatt due to flickering that can happen from an AC source to a DC source clouds can cause flickering issues. They will have a storage platform with batteries on site to reduce this.

There is no glare off the panels since they are tinted. They want to absorb the energy and not reflect it. The glare is minimum since the panels are moving. The panels don't face the sun directly. They are set at a 7 degree angel in the morning and will follow the sun during the day.

The life span of the project for the panels and inverters are guaranteed for 25 years, but we are anticipating this to be a 40 year project. The panels are improving and they are hoping to just replace the panels with higher efficiency panels when needed.

Tom asked what the highest power is for the invertors. There are 80 invertors the AC output is 50 KWAH. We use a satellite tracking platform and they know what is going on with the panels every day. We know if an invertor is going bad or if a panel is not operating properly to get them fixed. If a panel has snow or ice on it they can remotely shake the panel to remove that. The panels are 4.2 feet from the base, top of panel is 9.8 feet. There will be about 50 panels per row. Here was much discussion on how they actually work, are wired, and placed on the site.

Mike asked if Lance could go through what the process is for This project to get approved looking at the code and solar law. Mr. Guzek said the Planning Board will need to approve all the Requirements per the Solar Law.

Bruce Howlett wants to have a pollinator packet between rows instead of just green grass. They will be planting, an eastern pollinator mix, between every row. The plants will be at a height that they stop growing and they would be mowed once a year.

Randy asked if the decommissioning plans are on file. Mr. Guzek stated they still need to finalize the decommission plan And bond as stated in our Solar Law. The bond would be reviewed every year. Taking the project down is not as expensive as putting it up.

Lance, MRB Engineer, gave what information is still needed to get this project approved:

1. SEQR process this is an unlisted action however based on being in AG district, Lance has a different definition of disturbance. This disturbance threshold classifies this as a Type 1 action and requiring a Full EAF.
2. Site plan approval is needed for a Special Use Permit and we can possibly coordinate a joint board meeting. Both Boards with have to hold a public hearing.
3. Lance has drafted a schedule to get this approved and will distribute to Helios
4. Need clarification for the utility company
5. Need to see Operations management plan. They need to be site specific for this project not a generic one for a daily, monthly, yearly basis.
6. Decommission plan needs to be provided
7. Need to provide the lease agreement between Helios and Richland Resources - they are leasing 37 acres but only 22 acres will have panels on it.
8. MRB needs to give statements to Helios once it is considered a complete application and has been reviewed.

Kathy Cole stated this is a large project and our first of this Kind, so she would like it to be considered a Type 1. Lance described what a Type 1 action is by definition for the Board's clarification.

Brian also stated that they will need to determine what address is this going on. Mr. Howlett stated it is not 1112 East River Road - that is just the mailing address. Need to find out what National Grid required.

Lance and Mr. Guzek had a discussion on how this process needs to move as quickly as possible, hoping to get this started before the ground freezes. It takes about 90-120 days to complete construction of the project.

Clara asked how the community can use the energy produced. Mr. Guzek state there are 2 plans, one is a fixed 20 year agreement at a certain rate and can be transferred to anyone if you leave NYS or if you move in any NYS zone you can take it with you. There is also 10% discount immediately and is renewable every 2 years.

MOTION TO CLOSE THE MEETING WAS MADE BY TOM; SECONDED BY RANDY.

KATHLEEN COLE -AYE
TOM MCGOVERN- AYE
DAVE SHARMAN - ABSENT
RANDY KOZLOWSKI - AYE
KATHLEEN MANNIX - AYE
CLARA MULLIGAN - AYE
MICHAEL MILES - AYE

CARRIED 6-0.

MEETING CLOSED.