

## **Minutes of the Sandy Creek Regional Planning Board**

**Wednesday, December 6, 2023**

### **Sandy Creek Town Hall**

Members Present: Frank Dixon, Bill Joyce, Sybil Cummins, Richard Machemer, Pat Machemer and Shirley Rice

Members Missing: Larry Rice (on the job out of state)

Discussion of the minutes of the meeting November 1, 2023 found that no changes were needed. A motion to accept the minutes as presented was made by Pat Machemer, seconded by Shirley Rice. All voted in the affirmative and the motion carried.

Bill provided the Treasurers Report. Expenditures for the period ending December 1, 2023 included salaries for Board members of \$92.35 per person excluding Larry Rice who was absent on November 1, 2023 and 438.66 for Bill Joyce as Secretary/Treasurer. Also, there was a payment of \$149.18 for EFTPS. A balance of \$5,544.03 remains in the account.

Correspondence included: Minutes of the special meetings of the Town of Sandy Creek Board dated October 4, 2023 and October 18, 2023; an invitation to a Forest Carbon Workshop for Small Landowners on Monday, December 4 from the Family Forest Carbon Program; a request for Variance from Jeffrey and Gretchen Cochran at 64 Albro Tract; a copy of the Code of Ethics from the Town of Sandy Creek.

Once again the Board discussed S&R Automotive and the need for them to apply for a modification of the Site Plan. It is understood that S&R has purchased the adjoining property and has already begun parking vehicles on the open lot. John Howland has been apprised of the situation and has actively discussed the need for this modification with the owner.

Bill brought in the new laptop computer for all to see.

The Variance for 64 Albro Tract was briefly discussed before a motion was made by Sybil Cummins, seconded by Frank Dixon to deny the Variance as presented as the Board is not able to create non-conforming lots. The Board of Appeals will be made aware of the Planning Board's decision.

Bill presented the Board with a set of proposed amendments to the Solar Laws for both the Town and Village of Sandy Creek (see attached). The Board went through the entirety of the proposed amendments and Bill explained the research that led up to their creation. Fighting a fire in a Battery Energy Storage System (BESS) is a complicated task which requires both equipment and training for the Sandy Creek Fire Department. In the event that a new solar farm is proposed which would contain a BESS, these proposed amendments should have a positive safety impact, as well as language to ensure that the facility operator is liable for all costs associated with a fire. Bill will present the proposed amendments to both the Town and Village Boards for their consideration. In addition, Bill would like to forward the proposed amendments to agencies designated by Governor Hochul to study the recent fires in BESS containers in New York State in order to get feedback concerning the viability of the language incorporated. Frank Dixon volunteered to bring the proposed amendments to the next meeting of the Sandy Creek Fire Department for their consideration and comments.

With no further business before the Board, a motion to adjourn was made at 8:20 pm by Richard Machemer, and seconded by Frank Dixon. All voted in the affirmative and the motion carried.

Respectfully submitted by Sybil Cummins, Recording Secretary