

Town of Broadalbin Special Meeting Minutes

February 28, 2024

The 2024 Special Meeting of the Town of Broadalbin Town Board was held at 5:30 P.M. on Wednesday, February 28th, at the Municipal Complex, 201 Union Mills Rd, Broadalbin, NY

Joseph DiGiacomo, Town Supervisor, presided.

Call to Order

The meeting was called to order at 5:40 pm.

Roll Call

Supervisor Joseph DiGiacomo -present
Councilman Doug Kissinger-present
Councilman Dave Bardascini - present
Councilman Dave Bogardus-present by phone
Councilman Rorick –present

Planning Board Members

Scott Hemze
Mike Crispin
Mike Rorick
Mike DePaula
Jim Magiella
Jarrod Abrams
Dale Potts

*No public comment at this time.

The Special Meeting/ Workshop to review the draft of the Solar Energy Facilities Law, which was drafted by the Broadalbin Planning Board, with the help of Fulton County Representative for the Town, Scott Henze, began with the definitions that will be used with this Law.

Points of discussion and changes to the draft are as follows;

- Fees in this Law shall be done on a yearly basis therefore if needed they can be changed. (Recommended at a 3% increase per project annually.)
- The building cost and decommission cost will be stated on the proposal of the project.
- A BOND, copy of the deed of the parcel, a contract and letter of intent to purchase, shall be in all applications and presented to the Planning Board prior to beginning project.

Cont.

- Fencing may need to be determined by each project with a minimum of 8' tall as stated in the draft.
- Both Boards agreed to a minimum of 35 acres per project which may include roads and fencing. A resident can go to the Board of Appeals for a variance if so desired.
- Since new equipment for solar panels are improving every day, with some panels tilting and tracking, there could be less acreage needed. Discussion took place between commercial and residential solar farms, which would be determined per project.
- Some points of interest are the health issues that no one really knows of, firefighting would need to be done with CO2, therefore the perimeter of a solar farm would only be able to use water to contain a fire, and the importance of buffering of the project.
- The setbacks per project will be set at 500' off the road frontage and 250' per sides of project.
- It was stated that these regulations are to protect the community, not to discourage farmers who want to rent their lands to a solar co., and in many cases the State may override.
- If ownership of the solar farm company changes the company must notify the Town of Broadalbin with a \$500 per day fine if not addressed.
- As stated in the draft of this law, an annual fee will be necessary to re-apply, along with an annual permit fee. If annual fees are not paid, it is stated, decommission of the project must commence.
- An annual report of operation of said solar company will also need to be disclosed to the Town and County.
- Communication between the Planning Board and Code Enforcer is vital with each project.
- Assessing a solar farm project is based on the net income of their profits, even if equipment has depreciated. It was stated perhaps meter readings would be beneficial.
- Also stated if the company fails to let the Town/County know of change of ownership, the BOND Co. will be on the hook, and it will be stated on the annual report, thus resulting in a fine to the company.

*A new draft of these changes will be completed by Scott Henze and forwarded to the Town Board and Planning Board.

Adjournment 7:05 P.M.

On a motion made by Councilman Bardascini and seconded by Councilman Rorick The February 28, 2024 Special Meeting/Workshop of the Town Board and Planning Board was adjourned.

Respectfully Submitted

Cheryl Briggs, Town Clerk