

## **PUBLIC HEARING**

LOCAL LAW #3 OF 2017

July 18, 2017

Proof of notice having been furnished, the Public Hearing on Local Law #3 to amend the various provisions of the Town's Zoning and Land Use Control Law, so as to permit and regulate the installation of Solar Energy installations, including solar farms and power plants within the Town of Hillsdale was called to order at 6:00 pm by Supervisor Peter Cipkowski.

Present were Supervisor Cipkowski, Councilperson Carmen Barbato, Councilperson Jill Sims-Elster, Councilperson Steve Tiger, and Councilperson Robina Ward.

Others present were: Kathi Doolan, Town Clerk; Attorneys Dick Alford and Matt Cabral; Hank Henward, Steve Smith, Tom Carty, Howard VanLenten, Dick Gellert, Phil Gellert, Jeff Paige, Andrew Dash, Sandy Krieger and two other members of the public.

### **Questions from the Public:**

Phil Gellert – If the parcel for a house is two acres, do you need 120 acres to have a 10-acre solar farm?

Attorney Cabral replied – you need 100 acres.

Phil Gellert – Is there any variance less than 10 acres? If you have 80 acres, you won't be able to put a farm in since every operator seems to want a minimum of 10 acres.

Attorney Alford replied this is part of zoning and how it is being regulated within existing provisions.

Attorney Cabral added that the lot coverage requirement of 10% is the existing requirement in the Code.

### **Comments from the Public**

Jeff Paige said the 10% is too restrictive. It requires too much acreage for any company to want to put in a Solar Farm.

Attorney Alford replied that the committee looked at this at length and that is how it is structured in the Law.

Discussion regarding having some Solar farms available rather than a Moratorium with none.

Steve Smith asked if anyone knew the actual size of the panels on the farm on Route 23 in Craryville and said he felt the Town had done a good job with the Moratorium. Councilperson Ward commented she thought the Panels were not on 10 acres, but rather four.

Discussion regarding variances through the ZBA.

All persons declaring to be heard, having been heard, the Hearing was adjourned at 6:34 pm.