

Town of Torrey Zoning Board of Appeals  
Public Hearing  
November 2, 2020

Present: Chairman Chris Hansen, Tony Cannizzaro, George Dowse, Robert Constantine

Others Present: Tim Chambers, Dale Stell, Dan Huntington- Norbut Solar Farms, Paula Edelmann, Peter Short, Steve Mellott -Fisher & Associates, Dwight James, Code Officer

Chairman Hansen opened the public hearing at 7:00 He asked the secretary to note all members present.

**Special Use Application # 20-06** Dan Huntington of Norbut Solar Farms to build three (3) solar arrays on presently crop fields property of Dale Stell TM # 52.04-1-4.13, at Hansen Point Road Town of Torrey. A special use permit is needed to operate a commercial business in an Ag/Residential District per Torrey Zoning Law.

*Secretary please make a note in the minutes that written notice of this Hearing was sent to the following property owners directly affected by Special Use application # 20-6*

City Hill Excavation 2183 Rte 14 Penn Yan NY 14527  
Tim Hansen 2244 Hansen Spur Penn Yan NY 14527  
Paula Edelmann 210 Lovell Ave Elmira NY 14905  
Paula Edelmann 2287 Route 14 Penn Yan, NY 14527  
Fiona Gibson 2015 Perry Point Rd Penn Yan NY 14527  
Gary & Judy King 105 High Gate Place Ithaca NY 14850  
Ivan Eberly 2105 Rte 14 Penn Yan, NY 14527  
Lakeland Farms 4395 County Rd # 1 Canandaigua NY 14424

**STATEMENT OF THE CASE**

This Public Hearing has been called upon the Special Use Permit application # 20-06 of Dan Huntington -Norbut Solar Farms. Norbut Solar Farms would like to purchase the property of Dale Stell and construct 3 solar arrays along Hansen Point Road on crop fields.

*Copies of this application was given to the Town Planning Board for review. Torrey Planning Board recommended approval of this application 10/19/20*

Dan Huntington of Norbut Solar Farms is applying for a special use permit for a commercial solar farm in an Ag/Res district. Proposed to build 3- (5mw) ground mounted solar arrays on @ 27 acres of land owned by Dale Stell along Hansen Point Road on both sides.

The arrays will be surrounded with a 7' chain link security fence, electrical equipment will be on a pad inside the fence. Vegetated ground cover will help control water runoff and natural vegetation screening will enhance the surrounding areas. Gravel access roadways. Power poles to supply the grid will be located at railroad sidings, power onsite will be underground. Change in traffic flow would only be during short

construction period bringing in equipment and post hole pounder. I beam post will be pounded into ground for panels to be mounted to, removal of these arrays, fencing and post would return the land back to its natural state.

Dale Stell will provide gravel for road maintenance during construction. The only traffic to site once arrays are operational will be for electrical maintenance once a month, mowing, plowing.

Will seek a road maintenance plan with Hansen Harbor Association

Discussion on drainage issues, Tim Hansen representing Hansen Harbor Association stated the roadway to the lake has had major reconstruction due to heavy storm runoff and culvert issues. Is there a stormwater plan submitted?

Mr. Huntington stated yes they have submitted one.

Mr. Dowse asked, - How many phases of construction.

Array 1 & 2 will have priority and built simultaneously.

Tim Chambers asked if Norbut have any projects in place now,  
A 15mw facility on Spencer- Parma Rd near Rochester

Paula Edelmann inquired if a plan is in place if project defaults.

Mr. Huntington stated the owner must file a decommissioning bond for project with town Norbut will file bond as there is a purchase agreement on Mr. Stell' property pending permitting outcome.

Does this project have an impact on the Hansen/Shoff Solar farm?

Mr. Huntington said Hansen/Shoff project application has been filed and will process before this one. Benchmarks and timelines must be met or the application is rejected. To be in compliance with grants procurements must be met. 2021 grant amounts will be reduced 13%.

Mrs. Edelmann stated she has known Chris Hansen as her neighbor and he came to her with his project application, solar arrays on her north property line. She knew Hansen/Shoff Solar farm was under consideration and she supports them.

She was unaware that the Norbut project would extend solar arrays down her property line east of the railroad tracks. She is adamantly opposed to Norbut project.

Mr. Huntington stated the fencing and arrays are at a setback of 135' on south die and 50' from Hansen Harbor Road.

Mr. Chambers inquired what is the life expectancy of the array/ panels??

No hard number due to ever changing technology, presently the panels are estimated to last 25 – 50 years.

Mr. Chambers asked how will solar arrays be taxed.

Norbut working with Yates County IDA for a PILOT program. There is no methodology to solar array assessment

Mr. Hansen stated he has a shallow spring well, what heavy metals and chemicals could leach into the ground from this project??

Mr. Huntington stated panel failure would be corrected and any spills immediately mitigated.

As they have not procured the panels, wiring etc. for this project he could not state what the heavy metals are used.

There being no further questions or comments, Chairman closed the hearing at 7:45pm

Respectfully submitted,

Town of Torrey Zoning Board of Appeals  
Regular meeting  
November 2, 2020

Present: Chairman Chris Hansen, Tony Cannizzaro, Bob Constantine, George Dowse

Excused: Mark Gifford

Others present: Dan Huntington, Steve Mellott, Peter Short, Tim Hansen, Paula Edelmenn,  
Tim Chambers, Bob Miller Dwight James Code Officer

Chairman called the meeting to order at 7:50pm

Tony made a motion to approve the minutes of the September meeting 2<sup>nd</sup> George carried.

**Special Use Application # 20-06** Dan Huntington of Norbut Solar Farms

Motion by Tony 2<sup>nd</sup> Chris to accept the application as complete carried by all.

Chairman stated an area variance is needed before this special use application can be considered.

Motion to table SUP application # 20-06 until an Area Variance application for this solar array project is received and reviewed by this board, carried by all.

Motion by Tony to adjourn 2<sup>nd</sup> Bob carried at 7:55pm

Respectfully submitted,