A Regular Meeting of the Zoning Board of Appeals was held on Thursday, October 24, 2019, at the Mendon Town Hall, 16 West Main Street, Honeoye Falls, NY, 14472 at 7:00 p.m.

PRESENT: Daniel Bassette

 Clayton Lacey

 Liz Sciortino

 Stephen Maxon

 David Cook

ATTORNEY: Donald Young

OTHERS: Supervisor John Moffitt and 5 others

Minutes were taken by Michelle Booth.

Mr. Bassette opened the meeting at 7:00 p.m.

**MENDON RENEWABLES AREA VARIANCE PUBLIC HEARING**

Mendon Renewables, 101 Summer St., 2nd Floor, Boston, MA, for property owned by Happy Acres, LLC located at Quaker Meeting House and Boughton Hill Road, consisting of 169.2 acres, bearing Tax Account No. 229.01-1-11.2, located in an RA-5 zone, to install a solar farm on said property in a state designated wetland, which requires an area variance .

Mr. Bassette opened the public hearing.

Joe Fiori and Christopher Knox appeared on behalf of the applicant.

Mr. Fiori described the project and purpose of their appearance.

Mr. Bassette asked what percentage of the wetlands would be disturbed. Mr. Fiori stated approx. 1 acre.

Ms. Sciortino asked if the electric company is agreeable to this. Mr. Fiori stated yes.

Mr. Maxon asked how the ZBA could act on this now, he stated the SEQR is not complete yet. Mr. Fiori agreed, this can not be approved/denied, but they wanted to get the meeting in to hopefully move the process along.

Mr. Cook asked if the Mueller’s own the land. Mr. Fiori confirmed and Mr. Cook stated he knows them very well.

Mr. Bassette asked about tree removal. Mr. Fiori explained the plan and stated that there would be no clear cutting of any woodlands.

Mr. Cook asked if the project would be viable without using the wetland areas. Mr. Fiori stated no.

Ms. Sciortino asked if the panel support would be different in the wetland than normal. Mr. Fiori denied and stated they would not be doing any trenching, footers, or concrete in the area.

Mr. Bassette asked if they are aware of the County water easement on the property. Mr. Fiori confirmed.

Mr. Lacey asked how the panels would connect to each other. Mr. Fiori explained how the wires would run under the panels.

Ms. Sciortino asked what the life expectancy is for the panels. Mr. Fiori stated 25-35 years.

Mr. Young mentioned to the Board that he has been the Attorney for the Planning Board and has been included in their presentations. He stated the Planning Board has intent to become lead agency on this. Mr. Young reiterated that this cannot be acted on until SEQR is complete. He stated that he has spoke with Mike Simon at Labella about the letter regarding the wetlands and Mr. Simon has agreed to respond.

Mr. Cook said there are people here to talk from the community and he would like to hear from them. Mr. Bassette said that would come a little later in the meeting.

Mr. Bassette asked if there would be any change in character in the neighborhood. The applicant stated no.

Mr. Bassette asked if there were alternative methods to achieve what they desire. The applicant stated no.

Mr. Bassette asked if this was a significant request. The applicant stated no.

Mr. Bassette asked if this would have any physical or environmental effects in the neighborhood. The applicant stated no.

Mr. Bassette asked if this was a self-created difficulty. The applicant stated no.

Mr. Bassette opened the public comment.

1. Carolyn West, 90 Boughton Hill Rd, was in favor of the project and welcomes it.
2. Tim Pryor, 888 Pittsford Mendon Ctr Rd., is in favor of the project.
3. Nicki Cottle, 118 Boughton Hill Rd, is in favor of the project.

The public hearing will be left open.

Ms. Sciortino asked where the panels are made. Mr. Fiori answered SE Asia.

**MINUTES**

**MOTION**

Mr. Maxon moved, second by Mr. Lacey, to approve the September 12, 2019 minutes as submitted.

**APPROVED**

Mr. Bassette – aye; Ms. Sciortino – aye; Mr. Maxon – aye; and Mr. Lacey – aye, Mr. Cook – aye.

**MOTION**

Ms. Sciortino moved, second by Mr. Maxon, to defer the lead agency to the Town of Mendon Planning Board.

**APPROVED**

Mr. Bassette – aye; Ms. Sciortino – aye; Mr. Maxon – aye; and Mr. Lacey – aye, Mr. Cook – aye.

**MOTION**

Mr. Lacey moved, second by Ms. Sciortino, to adjourn the meeting.

**APPROVED**

Mr. Bassette – aye; Ms. Sciortino – aye; Mr. Maxon – aye; and Mr. Lacey – aye, Mr. Cook – aye.