

LIVONIA JOINT PLANNING BOARD
JUNE 27, 2016

Present: Chair Bennett, R. Haak, J. Palmer, D. Simpson, C. Casaceli, J. Sparling, D. Richards, CEO A. Backus, and Secretary, A. Houk. Excused: Attorney J. Campbell

Agenda:

- 1) Approve the meeting minutes - No minutes to approve at this meeting.**
- 2) Michael & Melody Wallman – 7 Meadow Drive, Livonia, New York**
Discussion regarding proposed subdivision of 7 Meadow Drive and Shelly Road
- 3) Larsen Engineers – 700 West Metro Park, Rochester, New York**
Discussion regarding solar farming.

Chair Bennett opened the meeting at 7:00 p.m.

Chair R. Bennett stated that the next order of business was the Wallman Subdivision.

2) Michael & Melody Wallman – 7 Meadow Drive, Livonia, New York

Chair Bennett invited Melody Wallman to come forward for further discussion. Melody Wallman stated that she did not have any new information to provide other than discussion of the letter from the neighbor on Meadow Drive. A letter from neighbor, Robert & Linda Nieman is on file at the Town of Livonia Building and Zoning department regarding their concerns with the proposed subdivision of 7 Meadow Drive and Shelly Road. M. Wallman stated that the property is already a building lot. A. Backus stated that Meadow Drive is an established lot. The issue is with the Shelly Road subdivision and its effects which have to be reviewed by the Planning Board. What the Wallman's want to do is make both properties pleasing from both sides by building two Patio Homes. M. Wallman stated that there is already water on Meadow. Clark, Patterson, Lee, Engineers are currently working with Mark Kosacowski from the Water Authority to rule out any issues regarding water pressure. R. Haak stated that it has already been established that there is a issue with the water pressure. A. Backus confirmed that it is 20-23 at the hydrant, the minimum has to be 20 before they could hook up. There is a 6" main so the issue is not with volume, but with the pressure. R. Bennett stated that the other issue was with the setbacks on Shelly Road. Chair R. Bennett asked the Board for comments. The Boards concerns were with the water pressure issues and the 5' setback. Chair R. Bennett asked the Board if they are in favor of the setbacks on Shelly Road. All members agreed they are not in favor of the Wallman's' request.

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3) *Larsen Engineers – 700 West Metro Park, Rochester, New York*

Chair R. Bennett asked the representative's for Larsen Engineers to come forward for discussion regarding the Solar industry. Brad Kelly and Newton Green came forward. B. Kelly stated that they are providing services for a Developer, Solar City who is in the process of building a project for the Livingston County Water & Sewer Authority. Larsen's provided handouts explaining Solar benefits such as increasing projected utility cost and decreasing cost to build the Solar panel systems. There also federal and state tax incentives. They explained the role of NYSERTA, who is promoting renewable energy by bringing down the costs related to Solar systems. They have also helped municipalities with the unified solar permit process. They offer an online site that offers help to municipalities to help navigate the process of permitting, developing code and to help answer questions. (PV Trainers Network). There was discussion regarding the NEC, roof & weight requirement's, cost and savings associated with solar systems. Remote Net Meter was explained. The Solar systems get plugged into a meter which runs backwards for the month. It generates electricity which gets sent back to the grid. At the end of the month the utility offers a credit back for the KW hours that were sent to them which comes off the property owner's bill. Community solar, which is now in New York State as of 2015, Massachusetts and Colorado is an entity which could be a private developer, municipality or co-op of residents who could build a large system, big enough to power 200-400 homes. This would usually be on a 5-10 acre plot of land and would be considered a solar farm. The property owner's all band together to participate. This offers the benefit of not having to put up their own systems. Reliability and the estimated life of solar panels is about 30 years and the warranty on most solar panels are 25 years. The cost associated with solar is more stable and known upfront verses the cost of using a utility company which could increase any amount at any time. Solar cost is also cheaper per KW hour than the utility companies.

Motion to adjourn the meeting at 7:35 p.m... M/2/C (D. Simpson/J. Sparling) Carried (5 - 0)

Respectfully Submitted,
Alison Houk, Recording Secretary