

May 5, 2025

Joint Public Hearing: Avoca Town Board/Avoca Planning Board

Subject: Proposed Delaware Solar Field

Location: South Main Street & Rte. 415

Delaware Solar (Molly Messenger - Presenter & Engineer - )

Village & Town Attorneys -

Brief Comments before meeting:

No County comment on the SEQR at this time.

No comments returned from Avoca Fire Dept on the SEQR

**Meeting:**

Theresa Gilbert: "When will you begin the project?"

D.S.: "Spring 2026."

Bill Snyder: "What is my setback from my pretty white shed."

D.S.: gave an incorrect distance. Did not answer correct footage from 'white shed', but from property line & did not include tree & fence line.

Back & forth controversy between Bill Snyder & D.S.

D.S.: "485 ft."

Bill Snyder commented that D.S. did not prepare sufficiently for this Public Hearing and do not have answers for the Public questions.

Bill Snyder: "Who will maintain the property; will it be mowed?"

D.S.: "Delaware Solar will maintain property." No specific time frame was given for potential D.S. Field maintenance.

Peter Hannan: "What does 3.25 MW mean?"

D.S.: Sub Station in Wallace, NY is only capable of receiving 3.25 MW. The maximum is 5MW.

Peter Hannan: "Will it feed all of Avoca?" "What does this mean for the village residents?"

D.S.: "It will benefit 400 users. The users can receive 5 - 10% off their utility bill & the resident will have to apply to Meadow for this. D.S. does not manage the bill discount.

Peter Hannan: "So there's no clear benefit to the community?"

D.S.: "It brings electric to Avoca." "It brings electric to NYS for cars."

Peter Hannan: "So, NYS, is trying to reduce gas - etc.?"

D.S.: " yes." "You can thank Gov. Hochul."

Debra Whitehead: "How do the solar panels move?"

D.S.: "Remotely - 180 degrees."

Bill Snyder: "There must be something wrong w/your calculations of 485 ft. Someone must check this footage."

PAUSE - by Town Board & D.S.

Bill Snyder: " You shouldn't have to calculate this at this time. This information should be readily available at this meeting."

Luke Pickering: "240 ft." Luke clarified the question & gave the 'corrected' footage.

Bill Snyder: " I'll be surprised if that's right." "I do not want to look at shrubs, garbage, etc."

D.S.: " I will send you a copy of the map."

Luke Pickering explained the location & planting of trees on/near the fenceline, and that the residents have input on the trees (screening).

Bill Snyder: " I like to watch the wildlife; not your tree screen,"

Mike Snyder: "Before we came to this meeting, we were watching the deer & eagles where this solar field is proposed to be."

D.S.: "SEQR is in the process of the environmental process."

Dan Hubbard: "I live on South Main Street. We are concerned about the northern border setback of the solar farm (field)."

D.S.: "123 ft to the fence."

Dan Hubbard: "How many rows of trees is that?"

Rebekah Abbott: "Do you have any preference (of trees for screening)?"

Dan Hubbard: "the applicant (Tim Hubbard) planted trees 5 ft from the property line & started a fence w/o a permit."

Tim Hubbard: "the fence he's talking about is posts of posted signs."

Rebekah Abbott: "we can address this (property line) at the Planning Board Meeting."

David Hubbard: "I want to know how far this is from my property." "I want an apology for the letter that was sent (from D.S./w/ Planning Board's Chairman, Rebekah Abbott's name)."

Mike Snyder: "When will we know about the tree screening options?"

Luke Pickering: "we want to know from you what you want."

Bill Snyder: "I wasn't told or allowed to talk at the last Planning Board Meeting." "I do not think the presentation (tonight's hearing) is well-planned."

Mike Thorsen: "What is the environmental impact, decommissioning, & recycling plan for this project?"

D.S.: "The panels are 100% recyclable."

Mike Thorsen: "They are not 100% recyclable w/o impact to the environment, as well as, the fabrication having an environmental impact."

Debra Whitehead: "Is there anyway wild flowers can be planted around panels?"

D.S.: "It's a grassy mix; that flowers and grass can grow."

Luke Pickering: "Small animals can access the field, but not deer."

Brandi Miller: "Can you review the rear setback?"

D.S./Attorney (?) "solar company can exceed the local law."

Jen Monroy: "Is there anything that says solar fields depreciates resident's property? "How much noise it makes?"

D.S.: "It's not audible at 200 ft. distance."

D.S. or Rebekah Abbott: "there is not any factual evidence that a solar field depreciates neighboring property."

Bill Snyder: "Is it true that a fire dept. cannot fight a fire w/in a solar farm (field)?"

D.S.: "There's a containment area."

Mike Snyder: "Even if it's "unplugged" (you) can't go in."

Audience: "Solar field fires cannot be put out."

Bill Brennan: "What is the cost of this whole project?"

D.S.: (long pause) \$180,000.

Bill Brennan: "Is there a Pilot Program?"

D.S.: "no." \$6 million; assessor will assess.

Bill Brennan: "Is Meadow an energy supplier?"

D.S.: "It's a Platform." "your bill will be reduced by 5 - 10%."

Bill Brennan: "Does it apply to commercial property?"

D.S.: "You can apply to Meadow."

Bill Brennan: "Is it NYSEG or Meadow?"

Dave Hubbard: "The tax Assessor said the Liberals may buy all these."

No comment.

Mike Snyder: "Is there any red flashing LED lights flashing on every panel?" "On Ridgeway Ave., in Greece, the panels flash."

D.S.: "Not that I know of."

Dave Hubbard: "It's documented that there is history that an Iroquois Village was housed in this field."

D.S.: "National Historical did not state this evidence."

Bill Snyder, Jr.: "How are the panels located (positioned)?"

D.S.: "East to West."

Mike Snyder: "Does the solar farm have any impact on temperature changes?"

D.S.: "It does increase the temperature, but it would vary."

Mike Snyder: "You don't have a specific answer?"

Bill Brennan: "No way will this 'farm' create a sustainable power."

Dave Hubbard: "I don't understand how the Village Brd/Town Brd has a say over this project." "You are not elected."

Luke Pickering: "We are appointed."

Dave Hubbard: " a Village Board member motioned for a Moratorium.

Dwight \_\_\_\_\_ (Town Attorney): "The Town has a solar law."

Seth Pullen (Special Counsel for Village): "The Village adopted the Town's Solar Law." "The Village or Town Brd. Will vote on the Moratorium, not The Planning Board."

Dwight \_\_\_\_\_: "The Planning Board only makes sure the land & permit applies to the law." "Apply the project to the law."

Dave Hubbard: a Liberal comment was stated. ????

Seth Pullen: "if this project were to go ZBA, apply for a Variance."

Debra Whitehead: "Were other sights available or looked at?"

D.S.: "The solar companies looks at areas."

Debra Whitehead: "How is this farm going to work?"

Emily Bottoni: "Will you use 'goats' for 'mowing/maintenance'? 'How often do you do any soil testing?' 'Can we have more/other trees for screening?'"

D.S.: "Only soil testing that's done is at beginning and end of project."

Dave Hubbard: "Does this farm make precedence for other farms?"

Tim Hubbard: "The reason why the solar farm can't go on hills is because of REA company."

Dan Hubbard: "Lays Potato Chips will not take potatoes from decommissioned land." "I do not think the tree screens are sufficient enough." "It would be nice to have a white fence like the one on North Main Street." "It would be nice to have a fence, esp. during construction."

Tim Hubbard: "We planted trees because of Dan's maintenance."

Dave Hubbard: "The President (Trump) has said that this 'solar' is a scam." "What happens" if Trump pulls the money (funding) on solar farms?

Peter Hannan: "I commend you on taking on all our questions." "I understand that the Gov't is making us make changes to solar." "Is there anything that will benefit Avoca?" "I'm looking at seeing and hearing: 'This is good for Avoca.' "I don't see the 5 - 10% as being a benefit." "The fire issue is a concern and a worry."

Mike Thorsen: " I have a comment on this 3.25 MW maximum; do you realize that this amount is like a 'grain of sand in the ocean'? "This amount is 'nothing.'"

Jen Monroy: "Is there a plan in place to notify residents that there is a fire?"

Mike Snyder: "Is this 'fire plan' going to be given to the Village website, as well as, SEQR on environmental?"

Jen Monroy: "Scary."

Mike Snyder: "Are you aware that there's a gas well on South Main Street?"

Tim Hubbard: "It's been removed."

Bill Snyder - "It's capped."

Debra Whitehead: "What other streets are effected?"

Dave Hubbard: "How much money is Town/Village getting to make you happy to ruin peoples' property?"

Dan Hubbard: " When this application came in, Zoning Officer quit his job during this process, the Zoning Law was over run by the way the application was presented & given to the Boards."

Donnie Rodbourn: " The application came in Jan. 1, 2025. All information was dispersed to all boards by me and timely." "Your comment is NOT true."

Dan Hubbard: "Another point, Delaware Solar chose the lawyer."

Dana Wightman: "No they did not."

Respectfully submitted,

Julie G. Pietsch

Planning & Zoning Board of Appeals Board Member