

**MANCHESTER TOWN BOARD - SPECIAL MEETING
AUGUST 4th, 2020 – 5:00 P.M.**

A Special Meeting of the Manchester Town Board was held at the Manchester Town Hall on Tuesday, August 4th, 2020 at 5:00 P.M., with the following members present:

Jeffery Gallahan	Supervisor
David Phillips	Deputy Supervisor/Councilman
Kevin Blazey	Councilman
Isaac VanBortel	Councilman
Jaylene Folkins	Councilwoman

OTHERS PRESENT: Jill A Havens, Town Clerk; Steve DeHond, Code Enforcement Officer; **Town Engineer:** Pat Nicoletta, MRB Group; **Town Attorney:** Jeff Graff; **Planning Board Chairman:** Stuart Gwilt; and **Town Resident:** Jim VanOpdorp

CALL TO ORDER: Supervisor Gallahan called the August 4th, 2020 Special Board meeting to order at this time, 5:00 p.m.

Supervisor Gallahan read the Notice for the Special Meeting as follows:

TOWN OF MANCHESTER NOTICE OF SPECIAL MEETING

PLEASE TAKE NOTICE, the Manchester Town Board will hold a Special Meeting on Tuesday, August 4th at 5:00 p.m. at the Manchester Town Hall for the purpose of discussing the SunEast Solar Project at 3169 County Road 13, Clifton Springs., NY 14432 and Any Other Business to come before the Town Board.

Any resident of the Town of Manchester shall be entitled to be attend said meeting at the Town of Manchester Town Hall, 1272 County Road 7, Town of Manchester, New York.

By Order of the Manchester Town Board
Jill Havens, Town Clerk

***The Notice was posted at the following locations: Port Gibson Post Office, Shortsville Post Office, Manchester Post Office, Bliss Shurfine, Tops Market in Clifton Springs, Village Offices of Manchester, Shortsville and Clifton Springs, and at the Town Hall.*

At this time, Supervisor Gallahan asked Town Attorney, Jeffrey Graff to inform the Town Board of their options regarding the PILOT (Payment-In-Lieu-Of-Taxes) for this project.

1. Adoption of a Local Law taking away the exemption for all renewable energy sources which would make any applicant of renewable energy sources included in RPTL 487 fully taxable.
 - a. Would need to work with the Assessor to determine a taxable value on the development with the project developer if this Local Law is adopted.
2. The Town of Manchester could also opt out of the Local Law taking the exemption away would allow the applicants to apply for a PILOT exemption.

At this time, Supervisor Gallahan asked Town Engineer, Pat Nicoletta to inform the Town Board of needed/desired changes to the Decommissioning Plan submitted to the Town Board by SunEast/Stantec, as outlined in the letter dated July 15, 2020.

*****See Minute Attachment Book for Letter*****

Discussion was then held regarding update request to SunEast on the Decommissioning Plan, as submitted to the Town of Manchester.

Additional information is needed for the Assessor regarding how to assess this project, Pat Nicoletta to get that information for the Board and the Assessor.

Supervisor Gallahan to contact Municipal Solutions to obtain the financial information of SunEast to help the Manchester Town Board determine their worthiness of this project.

Attorney Jeffrey Graff to compose a letter on behalf of the Town Board detailing the detailed revisions the Board would like to see in the Decommissioning Plan, Surety Bond, etc. to have the Town Board, Planning Board and Code Enforcement give approval of the letter before sending. *****See Minute Attachment Book for Letter dated August 13th, 2020*****

August 4, 2020

ADJOURNMENT: There was no other business before the Board at this time. Supervisor Gallahan moved to adjourn the meeting, 6:15 p.m., seconded by Councilman Blazey, unanimously APPROVED.

Respectfully Submitted,

Jill A. Havens, Town Clerk

****Next Meeting(s):**

- *Regular meeting: August 11, 2020 - 6:00 P.M.*
- *Regular meeting: September 8, 2020 - 6:00 P.M.*
- *Regular meeting: October 13, 2020 - 6:00 P.M.*
- *Regular meeting: November 10, 2020 -6:00 P.M.*
- *Regular meeting: December 8, 2020 - 6:00 P.M.*