

Town of Romulus  
Planning Board

July 6, 2015

**Roll Call**

Tom Bouchard  
Cindy Meckley - absent  
Bill Karlsen  
Sue Ellen Balluff  
Al Nivison  
Mary Joslyn  
Kate Sinicropi

**Guests**

Allen Reese  
Peter Bardaglio

**Pledge of Allegiance**  
**Moment of Silence**

Minutes of June 1<sup>st</sup> meeting: clarify the location of marijuana growing former Seneca Army Depot, add currently owned by Flaum. Under Waterfront Project, need assistance (not the project.) from Senator Nozzolio. Al made the motion to approve the minutes with corrections, Sue Ellen seconded. Motion approved unanimously.

**New Business**

***FLS Energy***

Guests welcome: Allen Reese, Business Development Associate, FLS Energy and Peter Bardaglio, CEO, Seneca Strategic Consulting, LLC.  
Allen addressed the board, explaining that this presentation was just informational, that there would not be a Special Use Permit presented tonight. He presented a brief Powerpoint.

*Who is FLS Energy?* We are a North Carolina company and in the last five years have concentrated on solar energy. Two years ago we were the fastest growing company in North Carolina. We are a small company. There are 55 people in our office in downtown Asheville. We have been successful because N. Carolina incentivized solar power. We are a full scale developer; we engineer and finance, build and own for 20-30 years. We are in negotiation with Flaum to do a 20 year mortgage for a total of 60 acres in the Flaum site at the former Depot. We do

large scale solar farms, 25 to 30 acres normally. We do business with Duke Power, a large power company in the south.

*Why are we here?* New York in the past 3 years has incentivized solar. There is a push for large scale sources of solar. New York presently has 300 megawatts now and it wants to grow ten fold.

Off E. Kendaia Rd., we plan four farms that we have filed for interconnection of utilities. We have preliminary layouts we will provide you and the Special Use Permit will be coming to you.

*Tom asked what will be underneath the panels?* Four posts; 6 to 8 feet steel posts. The footprint on the ground underneath will be minimal. The panels are non-invasive. The only non-permeable surface is the concrete slab for the inverter. The four farms are of varying sizes; two 13 and a half acres to 14 acres of solar array. We are leasing two 20 acre areas and two 10 acre areas as well. After 20 or 30 years we will be obligated to take up the farm and leave it the way it was. A solar panel does not have any value after 20 or 30 years.

*What if new technology comes along?* Allen responded that they would not upgrade to a higher package in 30 years. After 20 years there is no efficiency for a panel. This is standard technology.

*When will you begin construction?* In early summer of 2016 we would start. Tom asked is there enough solar capacity? Peter responded that in this area we are no farther north than Germany is. Germany is the largest solar powered economy in world.

*Mary asked if this will affect local power.* No. We would have to get a local buyer, called off takers. The names of the off takers we would recognize.

*Mary asked if this would create competition in utilities?* No, unfortunately as it will go through NYSEG. Peter responded that it depends on the energy storage capacity developed. For example, California is building solar farms and storing energy. It will take New York another 10 years.

*What happens to the trees?* Allen responded that where the panels are going it would be clear cut. We do landscaping to meet zoning. We will be located near an existing substation off 96A on E. Kendaia Rd. The Flaum entrance is next to Somerville Rd. /E. Kendaia Rd. where the Cherry Hill substation is located.

*Tom requested a copy of the PowerPoint presented.*

Allen explained that the NYS Public Serv. Commission and NYSEG regulate us.

*Will you hire any locals?* We anticipate hiring locals (solar installers) who will build for 2 to 3 months. After this, then it is low maintenance requiring few workers.

Tom clarified that the solar energy is an allowable use requiring a Special Use Permit under our zoning.

Sue Ellen asked if all of our documents on the website now.

Tom asked if Allen got the forms off the website. Allen responded that someone emailed the forms to me. Allen said that we will do all four farms at once, all in one package.

Allen asked who the point person for the board would be? Tom indicated that he is and to contact him. He will keep the Town informed and requested Allen send the package to Mary at the Town offices.

## **Old Business**

### **Comprehensive Plan**

Tom asked what approach we should have to revising it. Sue Ellen suggested taking a portion at a time and starting in the fall. All agreed.

### **By Laws**

Sue Ellen clarified that the 1995 documents have by laws, similar to the one that we got at the Planning Board Conference.

Discussion regarding attendance and removal if missing more than 3 meetings. Absence and excused are different and should be incorporated into the new By Laws. Bill noted that another concern is the terms for members. Our terms are not staggered and they need to be. We are all on seven year terms and we should have some terms with fewer years in order to insure that there are experienced members on the board.

The group agreed to approach the Comprehensive Plan and the By Laws a section at a time, to revise them.

**Right to Farm signs.** Bill found and presented one sign of seven that were made quite a while ago by Seneca Co. Highway Sign Department. Jim Williamson, Highway Supervisor for Town of Romulus, had them in his possession. The Town can not put up a sign on a state highway. It has to be given to the State Highway Department to install. The sign is much larger and does not say as much as the signs made for Lodi and Covert. Bill suggested adding, "The Town of Romulus Right to Farm Law endorsed or enacted." He also suggested some details such as grapes or horse and buggy. We could put on the bottom, "Watch us Grow". Matt Roberts at Seneca Co. Highway Sign Department has a new format he does on a computer and Bill will bring a new format back to us to look at. Discussion followed. There are eight signs needed: 2 for Rte 89 south and north; 2 for Rte 96; 2 for Rte 96A; 1 for Rte 414, and 1 coming into Ovid. Sue Ellen stated we should have the same wording that the towns of Lodi and Ovid have on their signs: Town of Romulus, Right to Farm Law.

**Meetings**

Discussion on meeting in August. Motion to cancel the August meeting, unless a pressing matter requires us to meet made by AI. Seconded by Mary. Motion passed unanimously. The next meeting will be Sept. 14<sup>th</sup>, 2015.

**Other Items**

Mary requested we have a Currier and Ives Festival presentation put on the September agenda. She will present it.

Tom reported that we have no definitions for solar in our zoning. Harriet was going to talk to someone she knows as a resource. Also need to talk to her about the terms for members and how to fix it.

AI moved to adjourn. Sue Ellen seconded. Unanimously approved.  
Adjourned 7:10pm.

Respectfully submitted,

Kate Sinicropi  
Secretary