

Delhi Town Planning Board
Minutes
March 24, 2025

Meeting called to order @ 1830 hours.

Members Present: Rossley, Hood, Rasmussen, Dwelyng, Grasso, Morales, Newkerk

Also present: Dave Wakin, and Kent Manuel

Absent: None

PUBLIC HEARING

Delhi Community Solar, LLC Application for Site Plan and Special Permit PUBLIC HEARING (with Genie Solar Energy and C.T. Male Associates) for 4.65 megawatt AC solar farm proposed at 739 County Tax Map Section 150 Block 1 Lot 92.1. Chris Koenig of C.T. Male Associated gave a complete overview of the application, materials are available at the town offices. Rossley opened the floor to public comments; it was not a Q and A session, with answers and comments from the applicants to be available to the public at the town office.

David Rama, owner of property where the proposed development would be sited read from a prepared statement.

- Tom Liddle, Delhi resident, commented on concerns from community solar projects he worked on in St. Lawrence County.
- Deb Corcoran, Delhi resident, commented that this was not an appropriate site for a solar project of this size.
- Belinda Watts commented on the welfare of plants and grass under the panels.
- Greg Onash commented on the view of the project from Hwy 10.
- Emily Gartty commented on heavy equipment used for construction.
- Ruth Hughes expressed desire to preserve hidden gems and possible effects on pace makers.
- Vince Olechnowitz, former Environmental Health and Safety Officer from SUNY Delhi commented the solar use was less impact than the Marcy Line and the formerly proposed County Hwy Department facility.
- Kacie Button, one of the closest neighbors to the proposed project expressed concerns about raising children in proximity to the proposed project and traffic during construction.
- Kristen Stien commented on use of the land for this application and questioned whether there were other better uses.

- Chris Clark, another near neighbor, commented because of his home's elevation the project would be largely visible from his home.
- Ryan Sullivan, Delhi resident, asked about tax assessment for the project.
- Wayne Snyder asked how the power would be connected the power plant.
- Noel Terrence, the closest neighbor to the project, asked about buffers and commented the project will dominate the views from her home. She also commented on the relative unknowns about living in close proximity to large solar projects.
- Mark Wilbur commented on investment capabilities and views of the project.
- Mike Rama, family of ownership on the land where the project is proposed commented on the potential for glare.
- Alex Fletcher questioned heat generation from the project impact on soil and water.
- Fawn Mokay commented on noise and storage.
- Ellie Terrance, family of Noel Terrance, commented on growing up next to the land and the impact on youth. Public Comment portion of the meeting was closed at 2005 hours.

C.T. Male Assoc. provided the following summary of the questions and comments presented from their notes after the meeting:

Agricultural Land:

- How will this be preserved?
- What will be the final ground cover type?
- Will Herbicides or Pesticides be utilized?
- Is the project within an Agricultural District?

Interconnection:

• Multiple questions were asked regarding the projects plans for connecting to the existing utility infrastructure outside of the project parcel.

Location:

- Multiple questions were asked as to why this location was chosen over others.

Electric Cost Reduction for Residents:

• Multiple members of the public comment on their skepticism over reduced costs for local residents.

Environmental/Health and Safety Concerns:

- Is the NYCDEP concerned with the project being located near the West Branch of the Delaware River?
- Is there a potential for public harm caused by Electromagnetic Fields (EMF) produced by the solar panels?

- General concerns were raised about potential hazardous chemical components within the solar panel modules with an emphasis of leakage into the West Branch of the Delaware River and groundwater.

- Will the project cause a rise in water temperatures?
- Will the project propose battery storage in the future. Concern based on potential fire hazard.

Operations & Maintenance/Decommissioning:

- Who is responsible for long term maintenance of the site (landscaping and mowing)
- Who is financially responsible for decommissioning at the end of the project's life cycle.

Visibility:

- General comments were made about not wanting to see the proposed project.
- Concerns were raised about Glare being produced by the project.
- Concerns were raised about the potential for property value reduction due to views of the project.

Traffic:

- What will be the increase in traffic during construction?

Noise:

- Concerns were raised that the project will create noise pollution at nuisance levels post construction.

OLD BUSINESS

Hood made a motion to accept the Draft Minutes from 2/24/2025, 2nd by Newkirk. So carried.

NEW BUSINESS

Wakin presents an application for a Site Plan to expand building capacity at Sports Field Specialties with 7000sqft unheated building for use in loading and unloading truck to be built on existing concrete pad. Hood made a motion to submit the application to the county for 239 review, 2nd by Rasmussen. Dwelyng made a motion to waive the public hearing requirement for the application due to the small impact on the public and minor changes to the current use, 2nd by Rasmussen. Rasmussen made a motion for contingent approval, 2nd by Dwelyng.

Motion to adjourn by Rasmussen, 2nd by Morales – 2020 hours.

Respectfully Submitted,
Christopher Dwelyng