Town of Albion Planning Board
3665 Clarendon Road
Albion, NY 14411
(585) 589-7048 Ext. 15
Fax: (585) 589-9452

Date: 1-4-23

In attendance: Kevin Sheehan
Julie Andrews
Issac Robinson
Kyle Smith (new member)
Dan Strong, CEO
Chris Kinter, CEO

Call To Order: 5:02 PM
Pledge of Allegiance

New Business:

1. The meeting dates for the year 2023 were determined as follows:

January 4	**July 12**
February 1	**August 2**
March 1	**September 6**
April 5	**October 4**
May 3	**November 1**
June 7	**December 6**

2. The officer positions for the Town of Albion Planning Board were discussed and decided as follows:

   Chairperson - Kevin Sheehan
   Vice Chairperson – Issac Robinson
   Secretary – Julie Andrews

Old Business:

September 2022 Minutes were read, individually.

Motion: To accept the minutes of 9-7-22 as written
Motion was made by: Kevin
Motion was seconded by: Issac
Vote: Passed unanimously

Motion: To adjourn the meeting at 5:11 PM
Motion was made by: Julie
Motion was seconded by: Issac
Vote: Passed unanimously

Town of Albion Planning Board
3665 Clarendon Road
Albion, NY 14411
(585) 589-7048 Ext. 15
Fax: (585) 589-9452

Date: 2-1-23

In attendance:	Kevin Sheehan	Dan Strong, CEO
	Julie Andrews	Chris Kinter, CEO
	Kyle Smith	Dave Hill, applicant

Call To Order: 5:15 PM
Pledge of Allegiance

New Business:

1. The review of the Site Plan and SEA Form for the applicant, Dave Hill who is requesting an expansion to the Orleans Self Storage which is located at 14326 W. County House road, took place. The applicant is requesting the addition of three (3) sections to the existing mini storage property.
2. The Public Hearing for the Orleans Self-Storage project was scheduled for March 1, 2023 at 5:00 o'clock in the evening at the Town of Albion building.

   Motion: To forward this application to the Orleans County Planning Board for review, comment and any recommendations
   Motion was made by: Kyle
   Motion was seconded by: Julie
   Vote: Passed unanimously
   Roll call vote was conducted

3. Kevin remarked on the passing of Joyce Winkelmann. She had been a member of this Board for several years and will be sorely missed.

Old Business:
None

Motion: To adjourn the meeting at 5:24 PM
Motion was made by: Julie
Motion was seconded by: Kyle
Vote: Passed unanimously

Town of Albion Planning Board
3665 Clarendon Road
Albion, NY 14411
(585) 589-7048 Ext. 15
Fax: (585) 589-9452

Date: 3-1-23

In attendance:	Kevin Sheehan	Dan Strong, CEO
	Julie Andrews	Chris Kinter, CEO
	Kyle Smith	Dave Hill, applicant, via phone
	Issac Robinson	Mike Whiting

Call To Order: 5:05 PM
Pledge of Allegiance

New Business:

None

Old Business:

1. Public Hearing – Orleans Self Storage
   Open Public Hearing: 5:06 PM

There was no written or oral communication from the public. The Public Notice was read into the record. The County Planning Board had no recommendations. Their comments were all addressed.

Closed Public Hearing: 5:07

2. SEA Form – all answers were negative on this Short Environmental Assessment Form.

Motion: To approve the application of Orleans Self Storage
Motion was made by: Issac
Motion was seconded by: Kyle
Vote: Passed unanimously

Motion: Minutes for 1-4-23 and 2-1-23 were accepted as written
Motion was made by: Issac
Motion was seconded by: Kevin
Vote: Passed unanimously

Motion: To adjourn the meeting at 5:16 PM
Motion was made by: Julie
Motion was seconded by: Issac
Vote: Passed unanimously

As Mandated by State Law, this form must be completed and returned to the Orleans County Department of Planning within 30 days after Final Action has been taken by the local agency.

NOTICE OF FINAL ACTION

ZONING REFERRALS

Section I (below area to be completed by County)

County Planning Board (CPB) Referral Number: 23-04

Applicant: Town of Albion

Request: Special Use Permit and Site Plan Review for 3 additional buildings at a self-storage facility. Project located at 14326 West County House Road

Submitting Municipal Official: Dan Strong - Code Enforcement Officer

Section II (to be completed by the Municipality and returned to the County)

On 3/1/2023 (date of local action), the Town of Albion Planning Board (name of agency) took final action on the application described in Section I. Said agency passed a resolution which: (check one)

☒ **AGREED with County Planning Board recommendation**

☐ **OVERRULED County Planning Board recommendation***

* ATTACH COPY OF RESOLUTION WHEN RETURNING THIS FORM IF CPB RECOMMEDATION IS OVERRULED.

Julie Andrews
Signature of Recording Officer Secretary

STATUTORY AUTHORITY

Article 12B, Section 239 l and m of the General Municipal Law requires the County Planning Board to review certain municipal zoning actions. It also provides that a recommendation of the county Planning Board may be overruled by the local referring agency. The local referring agency must pass a resolution expressing the reason for such action by a majority plus one of all its members. Article 12B also requires that the local municipal agency file a report of its final action informing the County Planning Board of what action the local agency took.

Please Return Within 30 Days of Final Action To:
Orleans County Planning and Development Department
14016 Route 31 West
Albion, New York 14411

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information

Orleans Self Storage

Name of Action or Project:

Dave Hill Mini Storage

Project Location (describe, and attach a location map):

84-1-61-12 14326 West County House

Brief Description of Proposed Action:

Site plan review for self storage facility

Name of Applicant or Sponsor: DAVID HILL	Telephone: 716 628 3740
	E-Mail: asuperior concrete@yahoo.com
Address: 8978 Ridge RD	
City/PO: GASPORT NY 14	State: NY Zip Code: 14067

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	☒	☐
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:	☒	☐

3.a. Total acreage of the site of the proposed action? .98 acres

b. Total acreage to be physically disturbed? .98 acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 14.86 acres

4. Check all land uses that occur on, adjoining and near the proposed action.

☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☒ Commercial ☒ Residential (suburban)

☐ Forest ☒ Agriculture ☐ Aquatic ☐ Other (specify): _____

☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	☑	☐
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation service(s) available at or near the site of the proposed action?	☐	☑
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	☑	☐
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	☐	☑
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	☑	☐
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	☑	☐
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	☑	☐
b. Is the proposed action located in an archeological sensitive area?	☑	☐
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☑	☐
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	☑	☐

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:
☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional
☐ Wetland ☐ Urban ☐ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐
16. Is the project site located in the 100 year flood plain?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? ☐ NO ☐ YES	☑	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? ☐ NO ☐ YES If Yes, briefly describe: _____		

	NO	YES
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size:	☒	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	☒	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	☒	☐

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: David Hill Date: 1/16/23

Signature: D Hill

PRINT FORM

Agency Use Only [If applicable]

Project:

Date:

Short Environmental Assessment Form
Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.
Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	☒	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☒	☐
3. Will the proposed action impair the character or quality of the existing community?	☒	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☒	☐
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	☒	☐
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	☒	☐
7. Will the proposed action impact existing:		
a. public / private water supplies?	☒	☐
b. public / private wastewater treatment utilities?	☒	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☒	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☒	☐
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☒	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☒	☐

PRINT FORM

Agency Use Only [If applicable]

Project:

Date:

Short Environmental Assessment Form
Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

☒ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Town of Albion Name of Lead Agency	3/1/2023 Date
Kevin P. Sheehan Print or Type Name of Responsible Officer in Lead Agency	Town of Albion Planning Chair Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT FORM

Town of Albion Planning Board
3665 Clarendon Road
Albion, NY 14411
(585) 589-7048 Ext. 15
Fax: (585) 589-9452

Date: 6-7-23

In attendance:			
	Kevin Sheehan	Dan Strong, CEO	Robert Queirolo, Tetra Tech
	Julie Andrews	Chris Kinter, CEO	Martin Schmidt, CT Male Assoc
	Kyle Smith	Shaun Logue, MRB	Brad Bokman
	Issac Robinson	Anthony Farrar, Blue Wave	Michael Fingar, USLE
	Mike Whiting	Jodi Hunt, Tetra Tech	Alex Burnett, USLE

Call To Order: 5:05 PM
Pledge of Allegiance

New Business:

1. Blue Wave Solar
    a. Project Name: Albion Riches Corners Road Solar
    b. Duel Use Project – Solar and Agricultural /Vegetation Maintenance Operations
    c. Owner Operators – Present throughout the life of the project, thru decommissioning, average life of a project is typically 25-30 years
    d. 5 MW project – 27 acre parcel (19 acres within the fence line)
    e. Any paperwork for this Board needs to be submitted one week in advance of a meeting
2. West Albion Community Solar Project (previous local project - Long Bridge Project)
    a. USLE Engineers
    b. Interconnection will be on Mr. Bokman's property with easement criteria being met
    c. 12.8 acres within the fence line, 5400 panels
    d. Full storm water – wetland on the back side of project will have no impact
    e. On the South side of the fence line, there will be trees and fence extending to the West. New trees will be 6-8 feet initially upon being planted.
    f. Visibility Assessment – took pictures resulting in finding no visual impact, even from the two nearby neighbors.
    g. USLE – engineers use **NY USLE Long Bridge B**, as the formal name of the project.
3. GCASA – decreasing the size of the project by 2500 feet. However, the same number of people will be served.
    a. No environmental concerns as project scope is just shrinking.
    b. Site Plan amendment is needed

Motion: To approve the amendment of reducing the size of the building on the site plan
Motion was made by: Julie
Motion was seconded by: Issac

Vote: Passed unanimously

Old Business:

None

Motion: Minutes for 3-1-23 were accepted as written
Motion was made by: Issac
Motion was seconded by: Kyle
Vote: Passed unanimously

Motion: To adjourn the meeting at 6:20 PM
Motion was made by: Julie
Motion was seconded by: Issac
Vote: Passed unanimously

6/7 Sign up Sheet

ppw parksite plunkett-webster

Anthony Farrar - BlueWave
Sodi Hunt - Tetra Tech
Robert Querrolo - Tetra Tech
Martin Schmidt - GT Male Assoc
Brad Bokmen - Public
MICHAEL FINGAR USLE
ALEX BURNETT "

Town of Albion Planning Board3665 Clarendon Road

Albion, NY 14411
(585) 589-7048 Ext. 15
Fax: (585) 589-9452

Date: 7-17-23

In attendance:

Kevin Sheehan	Dan Strong, CEO	Amy Giambanco, Blue Wave
Julie Andrews	Chris Kinter, CEO	Robert Queirob, Blue Wave
Kyle Smith	Shaun Logue, MRB	Michael Fingar, USLE, phone
Issac Robinson	James Bell, Town Attorney	
Mike Whiting	Jodi Hunt, Tetra Tech	

Call To Order: 5:00 PM
Pledge of Allegiance

New Business:

None

Old Business:

1. Beardsley Creek, LLC (formerly referred to as "Blue Wave Solar")
    a. Deposits/fee not paid:
    i. Engineering Deposit of $15,000.00
    ii. Legal deposit of $5,000.00
    iii. Special Use fee of $150.00
    b. Deposit/fee has been paid for the Site Plan Review.
    c. It has been verified that the project is NOT within an Agricultural District.
    d. Chris/Dan will send an estimate via email to Tetra Tech (consultant for engineering purposes for Beardsley Creek.
    e. The Land Lease Agreement (LLA) has been signed by Blue Wave but must be updated to be signed as Beardsley Creek, LLC.
    f. It is the intent of this Board to be designated as Lead Agency and have MRB as this Board's engineering firm for this project.
    g. 7/26/23 (one week prior) is the date that all paperwork needs to be submitted for the 8/2/23 meeting.

2. West Albion Community Solar Project
    a. All fees have been paid.
    b. Mr. Bell stated that Aspen Powers paid the fees. They are a project partner/consultant to USLE, not a managing partner.
    c. USLE is the project manager.
    d. This Board may now proceed with the process.
    i. SEQR Part 1 is currently being reviewed by MRB

ii. The review should be finished by the 8/2/23 meeting date.

Motion: To accept the minutes for 7-1-23 as written.
Motion was made by: Kyle
Motion was seconded by: Mike
Vote: Passed unanimously

Motion: To adjourn the meeting at 5:43PM
Motion was made by: Issac
Motion was seconded by: Kyle
Vote: Passed unanimously

7-17-23

Print Name	Affiliation
Jodi Hunt	Tetra tech
Amy Giambanco	BlueWave 716-310-2192 agiambanco@bluewave.energy
Robert Queirolo	Blue Wave
518-929-3637	
Rqueirolo@bluewave.energy	

July 28, 2023

Mr. Kevin Sheehan, Planning Board Chairman
Town of Albion
3665 Clarendon Road
Albion, New York 14411

RE: WEST ALBION COMMUNITY SOLAR PROJECT – 12795 NYS ROUTE 31
PRELIMINARY SITE PLAN REVIEW AND SPECIAL USE PERMIT
MRB PROJECT NO. 0103.2000.000

Dear Mr. Sheehan:

MRB has completed a review of the submitted Preliminary Site Plan and Stormwater Pollution Prevention Plan, and associated application materials, dated May 25, 2023 prepared by C.T. Male Associates. Also, an Operation and Maintenance Plan and Decommissioning Plan dated May 2023, prepared by US Light Energy was reviewed by MRB. We offer the following preliminary comments for the Planning Boards consideration. A brief written response to each comment should be provided by design engineer.

SITE PLAN AND GENERAL COMMENTS

1. All plan sheets are to be stamped and signed by a Professional Engineer.
2. The project engineer is to coordinate with the Town Fire Chief, Town Code Enforcement Officer and Orleans County Emergency Management Office to ensure emergency fire apparatus access and other safety requirements are being addressed.
3. Due to the access drive being proposed on NYS Route 31, a work permit and coordination with the NYSDOT will be required. All correspondences with the DOT are to be provided to the Code Enforcement Officer, Highway Department and MRB.
4. All wetlands should be called out, along with the size, jurisdictional affiliation, and wetland designation. A Wetland Delineation Report should be provided for review by the Town and MRB Group.
5. Interconnection will be provided through a utility trench and encompassed by a 30' utility easement from the previously approved USLE Solar Project located at 3852 Long Bridge Road. Not only will the easement need to be reviewed and approved by the Town Attorney, the property where the trench and easement will run through will need to be coordinated with the property owner. Further coordination with National Grid will be required for this connection.

6. Sheet C-101 appears to call for clearing over a wetland and Sheet C-103 seems to confirm that. This will need to be approved by the jurisdictional entity that is responsible for this wetland.
7. There are several sections of fence that are being placed over wetlands. The amount of disturbance over the wetlands should be depicted and called out on the plans.
8. The erosion and sediment control plans on Sheet C-104 should show the contours to validate the placement of silt fencing.
9. Long stretches of silt fencing should be avoided. To help accomplish this the "J" hook method of placing silt fence should be used. This should be shown on the plans and mentioned in sediment and erosion control notes.
10. Areas with slopes 5% or greater should be called out and proper slope protection measures should be employed, such as level spreaders.
11. All site distances should be provided for the access road.
12. The plans should be reviewed by the New York State Department of Transportation (NYSDOT) to ensure that there are no conflicts with the design and placement of vegetative screening. All correspondence should be shared with the Planning Board for review.
13. All plans will need to be reviewed by the Town Highway and Water Superintendent. All correspondence should be shared with the Planning Board for review.
14. It is required that all gates be self-locking. Please make sure that all gate details and callouts make this clear.
15. All sediment and erosion control measures should be in place before any construction can started. This should be reflected in the construction sequence.

OPERATION AND MAINTENANCE PLAN

16. The Operations and Maintenance Plan cover page should state the individual project, the stakeholders (which includes the Town of Albion), and the date (also include revision dates). Also, the Operations and Maintenance Plan should identify the recipients of the reports and notices.
17. This document should be unique to this project and thus be able to address the unique requirements that this site presents.
18. Additional details should be added to the frequency of each item listed in the scheduled maintenance section.
19. The required qualifications for the contracted individuals for the maintenance and inspections should be stated.
20. All site maintenance should conform with local Town Code.
21. Where will the spare parts be housed and under what conditions?

22. Under Site Maintenance #3 – It references that "Sheep may be allowed to graze within the Project Site to control vegetation height." This should be further discussed with the Planning Board as this detail is unclear.

23. Vegetative screening maintenance, at a minimum, should include treating for disease, fertilizing when necessary, and replacement of any dead vegetative screening in kind. Maintenance of vegetative ground should include reseeding and mulching of bare areas.

24. All site maintenance near wetlands should be minimal and there should be some measures to let the contractor know to avoid specific areas. A plan for this maintenance should be included for review.

DECOMMISSIONING PLAN

25. The Decommissioning Plan will require to be reviewed and approved by the Town Attorney.

26. The Decommissioning Plan references 2.4-megawatt AC, however, the plans and application materials reference 2.25-megawatt AC. Please clarify this discrepancy.

27. The decommissioning plan is to include a unique itemized estimate of the costs of decommissioning. The estimate shall include not only the removal of all infrastructure, but also roadways, landscaping, installation of temporary erosion and sediment control measures, stabilization of the site, preparation of a project SWPPP, permitting, and observation. The estimate is to be stamped and signed by a licensed engineer.

28. The decommissioning plan is required to be signed by all parties, including the owner of the property and filed with the County and Town Clerks Office prior to issuance of permits.

29. Separate plans should be submitted that detail the decommissioning plan, which should include erosion and sediment control measures and all notes stating that a SWPPP will need to be approved prior to the decommissioning can begin.

30. Within the Introduction, it states the expected operating life is estimated of at least forty (40) years, however, the Cost Estimate is only based on 25 years. This should be clarified and the Estimate should be revised.

31. The Decommissioning Cost Estimate will need to be revised as the units do not correlate with items listed under the Decommissioning Tasks. For example, removal of panels should not be based on square footage, but rather each unit.

32. The decommissioning bond shall be in place for the full life of the project plus additional 5 years to cover the decommissioning period to allow the site to be fully stabilized. A note shall be added to the estimate reflecting this requirement. This will be required to be accepted by the Town Board and filed with the Clerk prior to issuance of a permit. The decommissioning estimate shall be updated at least every five (5) years and adjusted based upon the changing conditions.

MRB | group

SWPPP

33. The owner and/or operator should clearly identified in the beginning of the document. It should not be assumed that the prepared for information on the cover page constitutes the owner and/or operator.
34. Section 2.1.1 *Soils* in the SWPPP document, should also identify the fact that 91% of the soils will be considered HSG D soils and 9% will be considered HSG B soils for the HydroCAD modeling of the site.
35. It should be noted that the SHPO coordination is not completed at this time and Section 2.1.2 *Historic Places Screening* should be updated with the CRIS Map, and any additional documentation when the coordination with SHPO has been completed.
36. It should be noted that there is an increase to the stormwater runoff per Tables 1 and 2 in the document. This increase is not seen as significant per NYSDEC standards but it is recommended if the increase does prove to be more significant than initially modeled then the owner is to mitigate as appropriate.
37. The following items will be required for final SWPPP approval: a) The Owner/Operator Certification Form will need to be signed and dated; b) All contractor information will have to added to the document; and 3) If more than 5-acres is planned on being disturbed at one time then a 5-acre waiver will be required to be approved by the NYSDEC.

Please feel free to contact our office with any comments or questions you may have in this regard. Thank you.

Respectfully submitted,

Shaun R. Logue
Senior Planning Associate

C Planning Board Members
Dan Strong, Code Enforcement Officer
F. Richard Remley, Town Supervisor
James Bell, Esq, Town Attorney
Mike Fingar, U.S. Light Energy
Chris Koenig, C.T. Male Associates

Town of Albion Planning Board3665 Clarendon Road

Albion, NY 14411
(585) 589-7048 Ext. 15
Fax: (585) 589-9452

Date: 8-2-23

In attendance:	Kevin Sheehan	Dan Strong, CEO	Amy Giambanco, Blue Wave
	Julie Andrews	Chris Kinter, CEO	Martin Schmidt, CT Male Assoc.
	Mike Whiting	Shaun Logue, MRB	(Engineer, Project Coordinator)
	Issac Robinson	Alex Caven, Tetra Tech	Brian Kearns, Tetra Tech

Call To Order: 5:02 PM
Pledge of Allegiance

New Business: None

Old Business:

1. Beardsley Creek, LLC (formerly referred to as "Blue Wave Solar")
    a. Mr. Caven wanted to know when a lead agency would be formalized. He was told that the timeline to secure a lead agency will occur as soon as possible. There are still some technical comments (referring to the 37 comments that are listed in the letter dated 7-28-23 from MRB Group) that are still being worked through. Additionally, he was also told that the timeline for the SEQR process doesn't start until all the comments are addressed.
    b. Mr. Logue stated that twenty(20) feet is by zoning code between the fence and the solar panels
    c. All paperwork needs to be submitted to this Board by 8-30-23. (One week prior to the September meeting.)
    d. Mr. Strong wants to see on the plans the maximum height of the solar panels.

2. West Albion Community Solar Project (Longbranch-B)
    a. Mr. Schmidt referenced the comment letter. Silk fencing will be utilized.
    b. Compost filter sock will be used on the slopes, as it is easier to follow the contours of the land and would not blow over like the silk fencing, as it occurs all outside the fence line.
    c. Wetland –(#22 on the comment letter)
        i. There is no rubbing propose.
        ii. One fencepost in Wetland B will be required. However, there will not be any environmental impact as no trenching is needed
    d. Sheep will no longer be involved in the plan.
    e. Joe Triable (MRB) indicated that there are property maintenance issues on Solar Project "A." Six items need addressing. For example, the grass has not been mowed in over one year and the access road is not acceptable.

i. Chairman Sheehan questioned if the property issues will be cleaned up.
ii. Mr. Fingar, via phone, stated that Solar Project "B" will be maintained better when the construction is completed.
    1. Project "A" still has 3-4 months left in construction
    2. Comments that have been made toward Project "A" have been reiterated toward Project "B."
    3. National Grid is still working on the project.
iii. It was stated that it is anticipated that the DOT will receive their required form.

f. There needs to be additional coordination efforts with the Emergency Management and the Albion Fire Department. Evelyn Newton has been notified.
g. Mr. Strong stated concern as to whether or not Mr. Fingar was aware of the compliance issues need to be addressed prior to any certification from the Town of Albion.
h. Decommissioning plan – The bond is held an additional five (5) years after decommissioning for site to reach at least eighty (80) percent of stabilization. Just in case there is a difference of opinion as to whether or not the contract has been met. USLE and Mr. Logue will have a meeting in which to address this issue. The same conditions that are set forth for Project "A" will also exist for Project "B."
i. Further discussion occurred as follows:
    i. Mr. Schmidt – "When will the lead agency be declared?"
    ii. Mr. Logue – "We (This Board) would agree to the 'intent to be lead agency' but not ready to commit to being the Lead Agency on this project at this time.)
    iii. Mr. Schmidt – "We would like to see the process of the lead agency and SEQR to be started only because it delays the process."
    iv. Mr. Logue – stated that thirty (30) days (minimum) will be needed for that declaration.
    v. Mr. Schmidt – wanted to know the comfort level of the Board towards the declaration
    vi. Mr. Logue – Responded that it depends on the progress that is made on the preliminary comments.
    vii. Mr. Schmidt stated that they will be working on all thirty-seven (37) comments.

Motion: To accept the minutes for 7-17-23 meeting as written.
Motion was made by: Issac
Motion was seconded by: Mike
Vote: Passed unanimously

Motion: To adjourn the meeting at 5:42PM
Motion was made by: Julie
Motion was seconded by: Issac
Vote: Passed unanimously

TOWN OF ALBION PLANNING BOARD RESOLUTION
WEST ALBION COMMUNITY SOLAR PROJECT
12795 NYS ROUTE 31
SPECIAL USE PERMIT & PRELIMINARY SITE PLAN APPLICATION
SEQR – DECLARING INTENT TO BECOME LEAD AGENCY

WHEREAS, the Town of Albion Planning Board (hereinafter referred to as "Planning Board"), is considering a Special Use Permit & Site Plan approval for the construction of a 2.25megawatt (MW) alternating current (AC) solar photovoltaic facility occupying approximately ±15.7 acres of ±60.86 acre parcel located on Tax Number 71.-1-61.1, located at 12795 NYS Route 31 in the Town of Albion, Orleans County, New York, and as described in the Site Plans dated May 25, 2023 and all other relevant information submitted as of September 6, 2023 (the "current application"); and

WHEREAS, the Planning Board has reviewed the competed State Environmental Quality Review (SEQR) Full Environmental Assessment Form (EAF), Part 1 prepared by the applicant on the above referenced USLE West Albion Community Solar Project (hereinafter referred to as the "Action"); and

WHEREAS, the Planning Board determines that said Action is classified as Type 1 Action under the SEQR Regulations; and

WHEREAS, the Planning Board determines that said Action is also subject to a coordinated review and approval by other involved agencies under SEQR Regulations; and

WHEREAS, the Planning Board determines that it may be the most appropriate agency to insure the coordination of this Action and will provide written notifications to the involved and interested agencies, for the purposes of conducting a coordinated review and making the determination of significance thereon under the SEQR Regulations.

NOW, THEREFORE BE IT RESOLVED that the Planning Board does hereby declare its intent to be designated as the lead agency for the Action.

BE IT FURTHER RESOLVED, that the Town Consulting Engineer (MRB Group) is directed to provide notice hereof to the involved and interested agencies, seeking their agreement (or objection thereto) in writing on or before noon, 32-days after coordination has been initiated.

The above Resolution was offered by Kyle Smith and seconded by Michael Whiting at a regular scheduled Planning Board meeting held on September 6, 2023. Following discussion, a voice vote was recorded:

Kevin Sheehan - yes
Julie Andrews - yes
Chris Kinter - Kyle - yes
Isaac Robinson - absent
~~Joyce Winkelmann~~ - Michael - yes

I, Julie Andrews, Clerk of the Board, do hereby attest to the accuracy of the above resolution being acted upon and recorded in the minutes of the Town of Albion Planning Board for the September 6, 2023 meeting.

Julie Andrews
Julie Andrews, Clerk of the Board

TOWN OF ALBION PLANNING BOARD RESOLUTION
BEARDSLEY CREEK SOLAR PROJECT
3947 RICHES CORNERS ROAD
SPECIAL USE PERMIT & SITE PLAN APPLICATION
SEQR – DECLARING INTENT TO BECOME LEAD AGENCY

WHEREAS, the Town of Albion Planning Board (hereinafter referred to as "Planning Board"), is considering a Special Use Permit & Site Plan approval for the construction of a ±5 megawatt (MW) alternating current (AC) solar photovoltaic facility occupying approximately ±36.64 acres of ±67.87 acre parcel located on Tax Number 85-1-15.1, at 3947 Riches Corners Road in the Town of Albion, Orleans County, New York, and as described in the Site Plans dated August 30, 2023 and all other relevant information submitted as of September 6, 2023 (the "current application"); and

WHEREAS, the Planning Board has reviewed the competed State Environmental Quality Review (SEQR) Full Environmental Assessment Form (EAF), Part 1 prepared by the applicant on the above referenced Beardsley Creek Community Solar Project (hereinafter referred to as the "Action"); and

WHEREAS, the Planning Board determines that said Action is classified as Type 1 Action under the SEQR Regulations; and

WHEREAS, the Planning Board determines that said Action is also subject to a coordinated review and approval by other involved agencies under SEQR Regulations; and

WHEREAS, the Planning Board determines that it may be the most appropriate agency to insure the coordination of this Action and will provide written notifications to the involved and interested agencies, for the purposes of conducting a coordinated review and making the determination of significance thereon under the SEQR Regulations.

NOW, THEREFORE BE IT RESOLVED that the Planning Board does hereby declare its intent to be designated as the lead agency for the Action.

BE IT FURTHER RESOLVED, that the Town Consulting Engineer (MRB Group) is directed to provide notice hereof to the involved and interested agencies, seeking their agreement (or objection thereto) in writing on or before noon, 32-days after coordination has been initiated.

The above Resolution was offered by Julie Andrews and seconded by Kyle Smith at a regular scheduled Planning Board meeting held on September 6, 2023. Following discussion, a voice vote was recorded:

Kevin Sheehan - yea
Julie Andrews - yea
~~Chris Kinter~~ -
Isaac Robinson - Absent
~~Joyce Winkelmann~~ -
Michael Whiting - yea
Kyle Smith - yea

I, Julie Andrews, Clerk of the Board, do hereby attest to the accuracy of the above resolution being acted upon and recorded in the minutes of the Town of Albion Planning Board for the September 6, 2023 meeting.

Julie Andrews
Julie Andrews, Clerk of the Board

Town of Albion Planning Board
3665 Clarendon Road
Albion, NY 14411
(585) 589-7048 Ext. 15
Fax: (585) 589-9452

Date: 9-6-23

In attendance:

Kevin Sheehan	Dan Strong, CEO	Amy Giambanco, Blue Wave
Julie Andrews	Chris Kinter, CEO	Martin Schmidt, CT Male Assoc.
Mike Whiting	Sherman Gittens ,MRB	(Engineer, Project Coordinator)
Kyle Smith	Alex Burnettt, USLE	Anthony Farrar
	Michael Fingar, USLE	Jodi Hunt

Call To Order: 5:06 PM
Pledge of Allegiance

New Business:

None

Old Business:

1. Beardsley Creek Solar Project, (formerly referred to as "Blue Wave Solar")
    a. Documentation was not available one week prior to this meeting, engineers have not had the opportunity to review the information
    b. Intent to declare lead agency will be done at this meeting
    c. 32 days – after the coordination of interested parties has been initiated (one day past the next meeting)
    d. Two potential actions for next meeting
        i. Send project to the county
        ii. Set public hearing date
    e. Determine progress of the project

        Motion: To declare the intent for Albion Town Planning Board as Lead Agency
        Motion was made by: Julie
        Motion was seconded by: Kyle
        Vote: Passed unanimously

    f. Roll call vote was taken

2. West Albion Community Solar Project (Longbranch B)
    a. Discussion of tree replacement
    b. Access road has no resolution at the time of this meeting
    c. Regarding the letter pertaining 37 comments

i. Tweaks are still needed for the decommissioning plan
ii. Making sure that the site plan is very complete
iii. Clarification on the access road:
    1. length to be determined
    2. access road, load bearing
    3. actual construction of the road, gravel

d. New comment letter of 8-28-23, includes 16 comments
    i. There are still 2-3 items that still need addressing
    ii. Operations plan and the decommissioning plan need the approval from the Town Attorney
    iii. Finalization needs to be completed on these three (3) items
    iv. Seed mix for inside the fence line.
    v. A low grow mix – may help with the maintenance
    vi. Meadow Mix – helps with pollination and storm water control
e. The reading of the Declaration of Intent was waived
f. NYS DOT has been contacted for road access
g. County Highway has been contacted as well
h. Next meeting will plan on sending this project to the Orleans County Planning Board
i. The decommissioning plan to be coordinated with Mr. Jim Bell

Motion: To waive the reading of the declaration
Motion was made by: Julie
Motion was seconded by: Michael
Vote: Passed unanimously

Motion: To declare the intent for this Board as to become Lead Agency
Motion was made by: Kyle
Motion was seconded by: Michael
Vote: Passed unanimously

A roll call vote was taken

Motion: To adjourn the meeting at 5:52PM
Motion was made by: Kyle
Motion was seconded by: Michael
Vote: Passed unanimously

Town of Albion Planning Board
3665 Clarendon Road
Albion, NY 14411
(585) 589-7048 Ext. 15
Fax: (585) 589-9452

Date: 11-1-23

In attendance:

Kevin Sheehan	Dan Strong, CEO	Amy Giambanco, Blue Wave
Julie Andrews	Chris Kinter, CEO	Martin Schmidt, CT Male Assoc.
Mike Whiting	Jim Bell, Attorney	Jodi Hunt, Tetra Tech
Kyle Smith		
Isaac Robertson		

Call To Order: 5:00 PM
Pledge of Allegiance

New Business:

None

Old Business:

1. Beardsley Creek Solar Project, (formerly referred to as "Blue Wave Solar")
    a. This project is ready to be sent to the County Planning Board
    b. There is still some tweaking to be done on the estimate
    c. Future issue to be addressed concerns the understanding on the maintenance of the road

Motion: To send the Beardsley Creek Solar Project to the Orleans County Planning Board
Motion made by: Issac
Motion seconded by: Kyle
Vote: Passed unanimously

Motion: To set the public hearing for 12-6-23 at 5:00 PM
Motion was made by: Kyle
Motion was seconded by: Issac
Vote: Passed unanimously

Any/all resolutions will be reviewed at that time.

2. West Albion Community Solar Project (Longbranch B)

Motion: To send this project to the Orleans County Planning Board
Motion was made by: Issac
Motion was seconded by: Michael
Vote: Passed unanimously

Motion: To set a public hearing for this project on 12-6-23 at 5:00 PM
Motion was made by: Issac
Motion was seconded by: Julie
Vote: Passed unanimously

a. If the decommissioning involves a bond, Mr. Bell would need to review it.
b. Main roads to access the project site are all NYS Roads
c. SEQR will be addressed at the next meeting.

Motion: To accept the minutes of 9-6-23 as written
Motion was made by: Issac
Motion was seconded by: Kyle
Vote: Passed unanimously

Motion: To accept the minutes of 8-2-23 as written
Motion was made by: Issac
Motion was seconded by: Michael
Vote: Passed unanimously

Motion: To adjourn the meeting at 5:17PM
Motion was made by: Issac
Motion was seconded by: Kyle
Vote: Passed unanimously

11-1-23

Name	Affiliation
Jodi Hunt	Tetra tech
Amy Giambanco	Blue Wave Energy
Martin Schmidt	C.T. Male

Town of Albion Planning Board
3665 Clarendon Road
Albion, NY 14411
(585) 589-7048 Ext. 15
Fax: (585) 589-9452

Date: 12-6-23

In attendance: Kevin Sheehan, Julie Andrews, Mike Whiting, Kyle Smith, Isaac Robertson, Dan Strong, CEO, Chris Kinter, CEO, Shawn Logue, Jim Bell

+ Public (19 people)

Call To Order: 5:00 PM
Pledge of Allegiance

Old Business:

Motion: To open the public hearing on Beardsley Creek Project
Motion was made by: Kyle
Motion was seconded by: Isaac
Vote: Passed unanimously

1. Beardsley Creek Solar Project, (formerly referred to as "Blue Wave Solar")

The public was given an opportunity to express any concerns/opinions.

Alicia Grandy began, see attached notes. Noise, traffic, length of project, material to be used, possible problems, impact on immediate neighbors and property, the company in charge for the project (what happens if the project is sold), the landowner that is leasing the land, Orleans County taxes (what happens to the taxes), who exactly benefits from the project, is the carbon footprint actually decreasing, are some of the concerns voiced

Requesting more time to prepare and research.

Keith Czerkas also spoke. He is cornered by two sides of the project. He indicated that there was not enough time to get all the information. The "visual insult" of the project was of concern. He wanted to know where is all the power going to, (Rochester, Erie County,etc.) when the residents of Albion are the ones having to look at it. Additionally, why couldn't the project be located in an area that is more hidden from view? Property values will decrease.

Peggy Lyman - She voiced some of her concerns. She wondered what the project's impact on historical houses, (such as flagstone or limestone,) would have (would it deteriorate). This project seems to have moved forward rather quickly. Additional questions involved when does the project end, after twenty years after the solar farm leaves94 – is the land viable, what are the fences made of – how tall are the fences going to be, is the entrance from Riches Corners, who is to be called if there is a problem, what would be the response time to a problem, what impact is there to the wetlands, will the Town Planning Board have a SEQR done, when did the planning board receive a completed package (from Beardsley), is there a decommissioning plan – if so, she would like to review it.

Todd Roberts – reiterated some of the same concerns

Garrett Knaak – Stated that he received no notification, only saw the sign on the road the morning of this meeting. He stated that he chose to live here for the beauty and quietness. He is also concerned for the wetlands and what lives there. He is a deer hunter and various animals (deer, coyote, pheasant, turkey, etc.) walk nearby – what will happen to them? The project should be located in a more isolated area= more hidden.

Joseph Angelone – Stated that solar panels decrease property values. In fact, some houses near solar panels haven't sold for over three years. When there is a discrepancy on a house value, will there be a subsidy available. He is concerned about the environmental impact, how can solar panels be put in an R1 zone. He believes that there are toxic chemicals inside the panels and what would happen if a stray bullet hits a panel and the chemicals go into the groundwater. Also, solar panels only last about twenty years, who will take care of them and or the project after that period of time. Co-owning solar panels sometimes are sold to off-shore power companies. Notification of this project should have been made earlier. No notification of the project being mapped out. The Town of Albion codes should be looked at if procedure has been followed.

James ? – No timely notification. This was mapped out back in June of this year – why weren't we notified then

Shaun Logue – Town of Albion codes can be reviewed through the e-codes on the website. The environmental impact is studied very carefully and taken quite seriously.

Dan Biezon (spelling?) – Also concerned about the wetlands and conserving them. Also in Barre Center, deer eat the shrubs and vegetation alongside the fence line, so nothing gets to the point of maturity.

Jodi Hunt – applicant with Blue Wave. The owner/operator stays with the project for approximately thirty (30) years. Also, the local area of a solar farm utilizes the energy from the solar farm. No variances have been requested by Blue Wave, therefore this project is within the scope of the laws set forth. Within the

decommissioning plan, restoration and removal of all aspects of the solar farm is the responsibility of the project management. Very little cement is utilized. There is also very little noise that is made on a solar farm. Environmental impacts have been studied and landscaping is proposed. Conditions may be placed on the owner/operator to maintain vegetation. As for the health and safety of all people, MSDS sheets are included in the application. Harsh chemicals are not used, nor is there any lead, in any of the panels. There is a coating on the glass panels, similar to the glass in automobiles, so if a panel is shattered, the panel remains in one piece.

Alicia Grandy – the area is zoned for commercial/industrial usage, not R1.

It was also asked if the owners of the panels be willing to put up $30 million dollars for any damage incurred by each surrounding property.

Shaun Logue – There is a decommissioning plan that requires a pretty hefty sum of money, to make sure the land is returned to its' original state.

Motion: To adjourn the public hearing
Motion was made by: Isaac
Motion was seconded by: Kyle
Vote: Passed unanimously

The Town of Albion Planning Board received a petition with thirty-two (32) signatures representing "Residents Against the Beardsley Creek Solar Project." (See attached)

Motion: To resend this project to the Orleans County Planning Board
Motion was made by: Isaac
Motion was seconded by: Kyle
Vote: Passed unanimously

A roll call vote was taken all members responded in the affirmative to resend this project to the Orleans County Planning Board;

1. West Albion Community Solar, USLE

Motion: To open the public hearing on this project
Motion was made by: Kyle
Motion was seconded by: Isaac
Vote: Passed unanimously

The public was invited to express their opinions and/or concerns.

Todd Roberts asked that even in an Agricultural District, a solar farm can still be developed? He also questioned the determination of who gets notified. Thanked the Board for notifying him.

It was stated that this project was advertised twice in the Daily News. NYS law states it should be advertised in a periodical, which is the Daily News. Therefore, it was advertised, twice, in the newspaper. There was also a sign posted in front of the proposed land for the project. This is an extra step that is taken. Additionally, land owners are notified if their land is within five hundred (500) feet.

Chris Koenig – CT Male He indicated that the second project is with the same company as the first project. It is located South of the railroad tracks on Rt. 31 and includes 12 acres of fence line, 60 acres of parcel with a 2.25 mw AC proposed project. The first project is not "hooked up" yet, but is ready and awaiting National Grid. The power may go over or under the railroad tracks, or neither. National Grid determines the connection. This project has been before this Board since May of this year.

No further public opinion/concern was expressed.

Motion: To adjourn this public hearing
Motion was made by: Isaac
Motion was seconded by: Michael
Vote: Passed unanimously

There was no opposition to this planning board becoming lead agency.

Motion: To waive the reading declaring lead agency
Motion was made by: Isaac
Motion was seconded by: Julie
Vote: Passed unanimously

Motion: To declare the Town of Albion Planning Board as Lead Agency
Motion was made by: Isaac
Motion was seconded by: Kyle
Vote: Passed unanimously

Roll call vote was taken, no opposition

Shaun Logue stated that in his review of the project, he didn't foresee any adverse impacts. DEC has also reviewed the project with no significant environmental impact noted.

Motion: To declare Part II of SEQR as having "no significant adverse environmental impact." Issueing a negative declaration.
Motion was made by: Julie
Motion was seconded by: Kyle
Vote: Passed unanimously

Motion: To waive the reading of the declaration of SEQR
Motion was made by: Julie
Motion was seconded by: Kyle
Vote: Passed unanimously

Motion: To accept the SEQR as discussed above
Motion was made by: Isaac
Motion was seconded by: Michael
Vote: Passed unanimously

A roll call vote was taken with no opposition, all affirmative votes

Motion: To resend the West Albion Solar Project to the Orleans County Planning Board
Motion was made by: Isaac
Motion was seconded by: Michael
Vote: Passed unanimously

A roll call vote was taken: all votes were affirmative

New Business:

None

Motion: To accept the minutes of 9-6-23 as written
Motion was made by: Kyle
Motion was seconded by: Michael
Vote: Passed unanimously

Motion: To adjourn the meeting at 6:17PM
Motion was made by: Kyle
Motion was seconded by: Michael
Vote: Passed unanimously

12/6/23
P. Zoning Board

Sign In Sheet

12-6-23

Keith Czerkas
Todd Roberts
Alicia Grandy
Sarah Basinait
Peggy Lyman
[illegible]
Kim Lattragna
Garrett Kusak
Marie Angelone
Marlene Angelone
Joseph Angelone
Adam Kayser
Elizabeth Byrne
Amy Giambanco
Jim Hunt
Kirk Mathews
Chris Komic
Sharon Schlegel
George Schlegel

12/6/2023

Dave & Alicia Grandy

3892 Richs Corners Road

We own the North West Corner of Richs Corners Road and East County House

Concerns regarding proposed solar farm in which we received 5 days' notice of this meeting.

Recommendations to live no closer then 1.2 miles from solar farm: residential / agricultural area

Noise:

- Transformer, Core/coil/fan noise: approx. 74 dB
  1. Conversations are 45-55dB; washing machine or dishwasher 55-60dB
  2. dB >85 for 8 hrs can cause hearing loss.
- High Voltage Lines
  1. Corona Discharge (hum, crackle, hiss sound)
  2. 40-50dB

Traffic:?

Length of project:?

Panels:

- What are the panels made of? Silicon Dioxide=sand, must be converted to MGS= Metallurgical grade silicon (1 part silicon: 2 parts carbon)
- How are the panels secured to the ground – concrete = carbon footprint?
- Will any component of the solar farm leach into the soil i.e.. lead
- Who maintains the panels and for how long?

Fire:

- July 2023 Jefferson County NY – Thousand Islands
- Residents shelter in place
- Air and water quality

Environmental impact:

Decrease of property value:

- Residents within 0.5 miles have on average a decrease of 1.5%

Company:

- Tax breaks/grants
- Revenue approx. $21,000 to 43,000 an acre = (for 40acre) $840,000 to $1,720,000 annually

Leasing Landowner:

- nets approx. $250-$2000 an acre x 40 acres = $10,000.00-$80,000.00

- ? Who's responsible for the panels when they are decommissioned?

Residents Orleans County Taxes do they go up, down, remain the same?

Any health effects???

Who benefits from this?

Are we truly decreasing the carbon footprint?

Engineering, trucking, diesel, concrete....

Residents Against Beardsley Creek Solar Project

The attached petitions signed by residents opposing the Beardsley Creek Solar project at 3947 Riches Corners Rd and respectfully ask the Albion Planning Board to seriously consider denying the special use permit to construct and operate the solar project due to the negative visual impact, reflections from the panels, noise, property devaluation, land use consequences, water maintenance and drainage, wildlife habitat disruption, end of life management, greenhouse gases and other pollutants.

I do hereby oppose the Beardsly Creek Solar Project at 3947 Riches Corners Rd, Albion, NY 14411

Date	Name	Address
12/3/2023	Kimberly Latragna Kim Latragna	3893 Riches Corners Rd. Albion, NY.
12/3/2023	James Duggan James Duggan	3893 Richel Corners Rd. Albion, NY.
12/3/2023	Sarah M Bassinait Sarah Bassinait	3875 Riches Corners Rd Albion, NY
12/3/2023	Alicia M. Grandy Alicia M Grandy	3892 Riches Corners Rd Albion NY 14411
12/3/2023	Ryan J Grandy Ryan J. Grandy	3892 Riches Corners Rd Albion NY 14411
12/3/2023	Laura Kriebel-Atwell Laura Kriebel-Atwell	15130 E. County House Rd, Albion, NY 14411
12/3/23	Michael Atwell Michael Atwell	15130 E County House Rd, Albion N.Y. 14411
12-3-23	Dave Grandy Jr. Dave Grandy Jr	3892 Riches Corners Rd, Albion N.Y. 14411
12-4-23	Nancy Clark Nancy Clark	14703 Holley Rd Albion NY 14411
12-4-23	MARLENE ANGELONE Marlene Angelone	3858 RICHES CORNERS RD ALBION, NY 14411
12-4-23	JOSEPH C ANGELONE Joseph Angelone	3858 Riches Corners RD Albion NY 14411
12-5-23	Peggy J Lyman Peggy J. Lyman	3870 Riches Corners Rd Albion, NY 14411
12-5-23	Donna Newbould Donna Newbould	15326 E. Lee Rd - Holley, N.Y.
12-5-23	Tom Newbould Tom Newbould	15047 E Lee Rd Albion N.Y
12-5-23	Brenda Newbould	15047 E. Lee Rd Albion NY
12-5-23	Pamela Deakt	15181 E Lee Rd Albion, NY 14411
12-5-23	Michael V. Deakt	15181 E. Lee Rd Albion, NY 14411
12-5-23	L.D. Adrienne Moore	15781 E. Lee Rd Albion, NY 14411
12-5-23	Elizabeth Bye	3860 Riches Corners Rd Albion, N.Y. 14411
12-5-23	Daniel S. Bye	3858 Riches Corners Rd Albion N.Y. 14411
12/5/23	Brandi L Buzard Brandi Buzard	14903 E Lee Rd., Albion NY 14411
12/5/23	Joseph Buzard Joseph Buzard	14903 E Lee Rd Albion, NY 14411
12/5/23	NICHOLAS K LYMAN Nicholas Lyman	3870 RICHES CORNERS RD ALBION NY 14411
12/5/23	GARRETT KNAPP	14923 E. County House Rd Albion 14411
12/6/23	LINDA CHRZAN	14917 E. COUNTY HOUSE RD ALBION, 14411
12/6/23	FRANCIS J DANIELS	14929 E. COUNTY HOUSE RD ALBION 14411
12/6/23	Evana Daniels	14929 E. County House Rd Albion, NY
12/6/23	John Chrzan	14917 E County House Rd Albion NY
12/06/23	Sharon Schlegel	3990 Riches Corners Rd. Albion NY
12/06/23	George Schlegel	3990 Riches Corners Rd Albion
12/06/23	Keith Czerkas	3911 Riches Corners Rd Albion
12/6/23	Mark Angelone	3840 Riches Corners Rd Albion NY 14411