

Minutes of the Planning Board Meeting held by the Town of LaFayette Planning Board on March 18, 2008 in the Meeting Room of the LaFayette Commons Office Building at 2577 Route 11 in the Town of LaFayette at 7:00 PM.

Present: James Nakas, Chairman
Brad Bush, Member (Arrived 7:09 p.m.)
Richard Markoff, Member
Barb Lasky, Member
Shawn Adam, Member

Recording Secretary, Mary Jo Kelly

Others present: Wendy Reese, Planning Board Attorney
Bill Turner, Alt. Member
Richard Page, Applicant
Ralph Lamson, CEO

Chairman Nakas called the meeting to order at 7: 01 P.M. and welcomed everyone. Chairman Nakas asked if there were any additions or corrections to the February 19, 2008 Planning Board Meeting Minutes. There were none. He said the Minutes will stand as submitted by the Secretary.

Chairman Nakas advised the status of the following pending cases:

CASE # 397 – Public Hearing for Application of B & C Storage for Controlled site approval to erect 6 self storage buildings on property located on the west side of Route 11 North approximately 1/8 mile north of the Route 11 and Commane Rd. intersection in a Business District. Tax Map No. 022.-07-03.2

The applicant advised he is not ready to go forward during the month of March and requested to be on the agenda for April.

CASE # 388 Public Hearing for Scott Daley for a 4 lot subdivision of his property located on the north side of Route 20 approximately 930' west of the Route 20 and Apulia Rd. intersection in an Agricultural/Residential District. (Tax Map No. 010.-02-13.0)

The applicant is still waiting for the survey to be done so he is not ready at this time.

CASE # 398 - Sketch Plan Conference for Application of Richard Page for Controlled Site approval of his property at 2939 LaFayette Road for a windmill in excess of 50' in height in an Agricultural/Residential District. Tax Map No. 022.-06-21.4.

Richard Page said the windmill recommended for residential use has 3 propellers. The blades are 9' long so it's an 18' wingspan. They recommend the turbine be 120' off the ground as the wind is about 6 miles per hour stronger at that level. The tower that he would like to put in is a guyed lattice steel tower. It's what the communication industry

uses for telephones, T.V., etc. The tower alone is \$18,000 and that doesn't include labor. There is generally no maintenance. NYSERDA has recommended this style windmill. The total cost is \$62,000 and NYSERDA will reimburse him for about half of this. The electricity this generates will pay his electric bill and hopefully half of his heating bill.

Chairman Nakas asked if he will generate enough power to put some back into the grid.

Richard Page said yes. Any power that isn't used at the time of generating is fed back to National Grid and then back out for others to use. Any excess power is credited to him for the following month up to one year and then they pay what is left over that he didn't use. He has a 7 acre lot which he is proposing to put the windmill in the center of.

Chairman Nakas said if this is 120' high to the hub, the propellers are above that.

Richard Page said you have to add 9' onto this.

Chairman Nakas confirmed it's really about 130' high. He asked if this is about the highest point of land on that hill.

Richard Page said it's the highest except for across the street.

Chairman Nakas asked how visible this unit will be to people living in the surrounding area.

Richard Page said it will be quite visible. He has spoken to both neighbors on either side who didn't seem to have any objections. Mrs. Kline was worried about noise and depreciation of her property. He put a packet of information together from the website for her. The actual generator makes about the same amount of noise as a refrigerator. The propellers have about the same db level as a washing machine. At 400' you wouldn't hear it at all. If the wind were blowing you would more likely hear the wind over the windmill.

Member Bush arrived.

Chairman Nakas said one of his major concerns would be the visual or sound impact to the neighbors.

Richard Page said National Grid has two transmission lines that run across the back of his property. One is on a 140' tower and the smaller one is on a 90' tower. These towers run right along the back of his property. If you live there for any length of time you get use to seeing them.

Chairman Nakas asked Ralph Lamson if there is a maximum height in the ordinance.

Ralph Lamson said you can put any support structure up less than 50' and if it's over 50', you must get Controlled Site Approval from the Planning Board.

Chairman Nakas asked for any other questions.

Member Markoff asked if it's totally driven by the wind.

Richard Page said yes.

Member Markoff confirmed it stores the energy in a storage area.

Richard Page said yes.

Member Markoff asked if a neighbor would hear a lot of noise if they were having company in their back yard.

Richard Page said to be honest, he hasn't seen one of these. From people who have them, they have advised there's not a loud noise. With where he is proposing to put it, he doesn't think it will bother anyone.

Member Lasky asked if there is any like this in central New York.

Richard Page asked if she meant commercial or privately owned.

Member Lasky said like the one he is proposing.

Richard Page said he doesn't think there are any in LaFayette.

Member Markoff believes there are some huge ones going towards Cazenovia. Member Adam said those are big commercial units.

Chairman Nakas asked where the storage of excess energy would be. Does it have to be stored in a separate shed?

Richard Page said basically this unit will generate wild AC power. The faster the turbine, the higher the voltage. This has to be conditioned. There will be a tunnel dug from the tower to the electric panel in his basement where it will be converted to DC and then back to 220 AC and synchronized with National Grid power. Anything he doesn't use goes into National Grid for other folks to use. It actually turns his meter backwards.

Chairman Nakas asked Wendy Reese if a public hearing is needed for this.

Wendy Reese said yes. You would have to do SEQR too and it would be an unlisted action. The Board might want to consider having a full EAF with a visual attachment to it.

Chairman Nakas asked about a referral or if DEC is an involved agency.

Wendy Reese said a referral to County Planning would be needed.

Member Bush asked if the tower has to be lit at night.

Richard Page said generally lights aren't required on anything under 300' unless you are near an airport.

Chairman Nakas asked if most people who have a residential windmill would have it at this height or would they be more apt to have it at the 50' level.

Richard Page said he has seen some at 60', some at 90', and some at 100' on the internet.

Chairman Nakas asked if the applicant felt he would get better results going at 130'.

Richard Page said that is what was recommended to him.

Chairman Nakas would think this would be higher than other structures in the area.

Richard Page gave the Board a global satellite picture to review.

Chairman Nakas confirmed everyone would see this. Would we see it from the center of town?

Richard Page isn't sure.

Chairman Nakas discussed the tower put up by the Town of Onondaga.

Member Adam thinks it's about 700' in height.

Richard Page said it will probably be visible to the neighbors on either side. This will go way in the back of his property. The lot slants down anyway so he isn't sure how visible it will be from the street. His neighbors had some questions and concerns but they didn't seem to object too much. He invited them to come to the meeting tonight.

Member Adam thinks people are getting more into this type of technology and it's getting so people need to do more than what we are doing.

Richard Page said he got interested in this project because NYSERDA is trying to encourage renewable energy. Their incentive program will pay him \$28,000 towards the installation cost of this unit. He thinks it's good. This is green energy. We are spending too much money on oil as it is.

Chairman Nakas asked for any additional questions.

Alt. Member Turner asked how far back from the center of the road he would be putting this.

Richard Page said he plans on putting it about 600' back which would be in the center of the lot and there would be a safety fall zone if it should ever come down.

Member Adam asked who owns the land behind his house.

Richard Page said National Grid owns the right-of-way.

Member Lasky asked if there is any interference with T.V. or radio.

Richard Page said no.

Chairman Nakas said this will be referred to County Planning and a public hearing will be scheduled for next month.

Wendy Reese asked if the Board wanted to do a full EAF.

Chairman Nakas thinks the Board probably should. The biggest impact would be visual and sound.

Wendy Reese said this would be in addition to the SEQR. She provided the applicant with the necessary paperwork. The research they have done shows 10-20 kilowatt will generate about 50% of your power. At windy times it might generate more than what you need but at times it will generate less. They don't usually generate 100% for an entire year which is why National Grid does the credits.

**Member's Lasky moved and Markoff seconded the motion to adjourn.
Motion passed unanimously.**

The Planning Board Meeting adjourned at 7:25 p.m.

Respectfully submitted,

Mary Jo Kelly
Secretary

Adopted 4/15/08