

Chairman Ortiz called the regular meeting of the Town of Porter Planning Board to order at 7:00 p.m. **Thursday, February 5, 2015**. All members were present. Chairman Ortiz read over the agenda for tonight's meeting.

ELECT VICE CHAIRMAN FOR 2015

Anthony Collard made a motion to appoint Peter Jeffrey Vice Chairman of the Planning Board for 2015. John Bis seconded the motion. With all in favor the motion was unanimously carried.

Jipp Ortiz welcomed John Bis to the Planning Board and thanked him for volunteering to serve. He noted that Mr. Bis's knowledge and skill will be an asset to the board.

APPROVE DECEMBER 4, 2014 PLANNING BOARD MINUTES

Peter Jeffrey read over the minutes of the December 4, 2014 Planning Board. Susan Driscoll noted that the address for Robert Szczepanski should be 2381 Youngstown-Lockport Road, Ransomville. Anthony Collard made a motion to approve the minutes as corrected. Jipp Ortiz seconded the motion. The motion was carried with John Bis abstaining.

SOLAR FARMS IN THE TOWN OF PORTER

Roy Rogers, Code Enforcer for the Town, handed out a request of FLS energy, Asheville, North Carolina, regarding development of a site in the Town of Porter for commercial solar collectors. John Bis has done some research on this matter. Three critical areas for Mr. Bis are the definition of a solar farm, how it will conform with the local Zoning Law and what tax credits are available for solar energy. Fiscal responsibility by the company that is going build/operate the solar farm i.e. escrow or bond if the venture in no longer in operation should be addressed. For now, solar farms are not in conformance of the Master Plan. A variance may be needed. The Planning Board will need to write some code. Solar panels are allowed up to 1,000 square feet, they are residential, not commercial. The state is pushing for renewable energy sources. Perhaps the state will say that solar energy is a public utility and cannot be regulated. Pam Parker will be attending the Association of Town meeting next week and will gather information from a seminar regarding Solar Energy. Chairman Ortiz would like everyone to read over the definition of solar farm and to put some thought into what the Planning Board should recommend.

DOLLAR GENERAL STORE IN RANSOMVILLE

Roy Rogers spoke about a letter from Creative Structures Services that was sent to Supervisor Wiepert. Property located at 3661 Ransomville Road, Ransomville is identified as the proposed site. There has been no more discussion other than a preliminary discussion. This request will require a lot of work by the Planning Board because it does not meet the code the way it is designed. The Planning Board did a lot of work similar to this at Crosby Mart in Ransomville. There may be variances required by the Zoning Board of Appeals. A site plan will be necessary.

ATTORNEY DOWD REPORT

Michael Dowd reported that CWM has submitted a Site Plan to the town. The Town of Porter engineer has reported that the plan is not complete and he has given CWM a package of what is still needed. CWM has a lot of work to do. The town should be hearing from CWM in the next few months regarding this.

With no further business to come before the Planning Board tonight, John Bis made a motion to adjourn. Peter Jeffrey seconded the motion. With all in favor the meeting was adjourned at 7:50 p.m.

Respectfully submitted,

Pamela F. Parker Secretary
Town of Porter Planning Board