

**Town of Delaware Planning Board  
September 21, 2016  
Regular Meeting**

Members present:

Terry Zieres  
Warren Blumenthal  
David Peters  
Kara McElroy  
Isaac Green Diebboll  
Brad Walrod (Alternate)

Also present: Lillian Bauernfeind, Secretary; Jim McElroy, Building Inspector/Code Enforcement Officer; Kenneth C. Klein, Town Attorney

Chairman Terry Zieres called the meeting to order at 7:00 p.m.

Minutes of the August 17, 2016 meeting were approved on motion of Mr. Peters, seconded by Mr. Diebboll and carried unanimously.

**Longo Subdivision, SBL: 23.-1-32.1**

M. Grant Decker, representing Mr. Long advised the Board of his intention to subdivide 35.73 acres into two lots containing one at 5.3 acres and one at 30.4 acres.

The Board requires a notice be sent to neighbors, a GML §239 be completed and sent to the county for review, and a short form EAF be submitted.

A motion was made by Mrs. McElroy, seconded by Mr. Peters declaring the Planning Board lead agency and to set a Public Hearing for October 19, 2016 at 6:55 p.m.

**Kenoza Lake Development, SBL: 28.-1-39.33, 28.-1-39.15, 28.-1-39.16, 28.-1-39.17 and 28.-1-39.18:**

Mark Dubrovsky's intention is to merge (1) Lots 15 and 16 in Kenoza Lake Estates into one 10.18 acre lot. (2) Proposing merging lots 13 and 14 in Kenoza Lake Estates into one 10.29 acre lot. Due to the fact that there were changes made from the previous presentation, the Board decided not to take action until they review and reschedule his application for the October meeting, also requesting a short form EAF be submitted.

**Delaware River Solar, LLC, SBL: 17.-1-2:**

Stewart Mesinger, representing Richard Winter, CEO of "DRS" presented a commercial solar project on Hospital Road.

He stated the solar panels would be located on 7.5 acres of land and would produce 1.75 MW of electricity, which would be sold back to the community.

Several questions were asked by the audience regarding blocking the view of the site, are there toxic materials in the panels and what if they leak, and rain runoff.

Mr. Mesinger agreed to post the entire application online. The Board asked for more views of the project from different areas of town.

Motion by Mr. Peters to accept the application for review, seconded by Mr. Blumenthal and carried unanimously.

Motion by Mr. Peters, seconded by Mrs. McElroy, to make the Town of Delaware lead agency. Resolution carried unanimously.

Motion to adjourn by Mr. Blumenthal, seconded by Mr. Peters; all in favor.