

TOWN OF RIDGEWAY  
410 West Ave  
Medina, NY 14103  
PLANNING BOARD PUBLIC HEARING MINUTES  
FOR Medina Solar-11074 and 11202 Ridge Road Solar SUP  
November 4, 2020

MEMBERS PRESENT:

Tom Fenton (Chairman)  
Thomas Kline  
Tim Elliott  
Richard Fisher  
Kathy Blackburn

OTHERS PRESENT

Shaun Logue- MRB Group  
Eric Kenna- S&S Engineering  
Janie Walker  
Justin Walker  
Ann Fisher-Bale  
Sarah E Fisher  
George R Fisher  
Richard T Furness  
Arthur Cornelius  
Dan Wolfe- Code Enforcement

Others Present VIA Telecommunications

Michael Frateschi- TJA Clean Energy  
Mark Sweeney – Sweeney Law

CALL TO ORDER:

Chairman Fenton opened the public hearing for Medina Solar projects at 11074 and 11202 Ridge Road SUP at 7:03 pm.

**Chairman Fenton** asked if Eric Kenna from C&S Engineering would like to give a short presentation.

**Eric Kenna**-C&S Engineering-gave a small presentation explaining what community solar was and a brief overview of the two projects. A visual aide of the two projects were available for the public to look at.

**Richard Furness**- resident-asked about the transformers, and if they were above ground. What kind of electrical interference would there be?

**Eric Kenna**- C&S Engineering-stated yes, the transformers would be above ground. He stated that there wouldn't be any interference

**Mike Frateschi**- TJA Energy- stated that it would be the same as a feed that goes into a store- micro-substation that creates stability in the system, protections are done so that there are no impacts on housing.

**Richard Furness**-resident-asked if it would interfere with selling the property.

**Mike Frateschi**-TJA Energy- stated that it would not. There will be a decommissioning plan in place, that would take everything out and take it back to agricultural land.

**Arthur Cornelius**-resident- stated it would interfere with selling your property because its an eye sore. They look disgusting just like the ones on 259 in Spencerport and the Beals Road.

**Dan Wolfe**-Code Enforcement-stated the zoning will still be Agricultural/Residential. He explained that there is no Commercial zoning in Ridgeway.

**Arthur Cornelius**-resident- asked how does it benefit the Town.

**Eric Kenna**- C&S- stated that there would be a 10% discount to customers and increased tax revenue to the town.

**Arthur Cornelius**-resident- asked where exactly this project was located stating it would be right across from his house and he doesn't want it and asked why the owner doesn't take out the orchard behind his own house and put it there.

**Eric Kenna**- C&S- explained where it was and showed Arthur where it was on the map.

**Tom Fenton**-board member, **Tim Elliott**-board member, **Eric Kenna**-C&S and **Shaun Logue**- MRB- explained further where it would be and what would be seen from the road as compared to other sites. The panels in this project are tilted and not as high, the road is higher than where the project will go and will not be visible from the road in most areas. Where it will be visible, landscaping will be done to hide the view.

**Justin & Janie Walker**- residents- asked if it would raise their taxes.

**Tim Elliott**-board member- said no and explained how the tax assessment works. Additional taxes will be paid by the facility owner. Tax bases are the same as others with same factors. PILOT study determined by the town/county will be negotiated per year plan. The PILOT only applies to the solar project over 15 years. The underlying taxes would fall on the property owner, i.e. ag exempt if they had it would be removed. The Assessor, town attorney, and town board all sit down and determine the parameters of the PILOT and it is split amongst the school, county and town. This all takes place above the planning boards level.

**Justin Walker**- resident- I can save 10% on my electric bill, is National Grid still the provide and where does my bill come from?

**Eric Kenna**-C&S-explained that essentially you would be taking on a couple of the panels in the project. The energy created by those panels are sold to National Grid. You would continue to get your bill from National Grid. The bill will be consolidated to show the credits from the system (10% approx. savings).

The Subscriber (you) will not get a separate bill. As of October 2020, everything is on one bill and no longer separate.

**Mike Frateschi**- TJA Energy-suggested that if you are interested in subscribing to start looking into other neighboring projects that are in the area as you may be able to subscribe to them as well. He stated that the subscriptions fill up quickly. They usually have an anchor subscriber that takes up around 30% with the rest being made up of residential and smaller anchor subscribers.

**Richard Furness**- resident- asked if they can change the connection route away from his property, he is also concerned that the site is on a nasty curve of the road on RT 63.

**Eric Kenna**- C&S- stated that this is where National Grid stated the interconnection site had to be. The company wanted it on RT 104, national grid stated had to be on 63. There won't be any traffic on RT 63 as this would basically be a drive way for National Grid trucks to turn around in when they had to work on the lines. No other traffic would go through this as the access road would be on RT 104.

**Justin Walker**-resident-asked how much to sign up

**Mike Frateschi**-TJA Energy- stated that there is no fee to sign up and said that the company usually gives a gift card of some sort for signing up.

**Richard Furness**-resident- asked if there was a website that he could look at this project or a simulation to see what the transformers/site will look like.

**Eric Kenna**- C&S- stated that they can provide this to the planning board and gave TJA's website as they are the solar company. TJA.Energy.com

**Mike Frateschi**-TJA-stated that they currently have other projects in Massachusetts and in the Hudson Valley near Albany.

**Richard Furness**-resident-asked when this will start.

**Mike Frateschi**-TJA- stated late spring early summer of 2021.

**Tim Elliott**-board member- explained the rest of the process. It will next go to the County Planning Board for their recommendations. Once we receive it back, the town planning board will make a decision to go forward or not. Residents can attend the Town Board Meeting as well as the County Planning Board Meeting. There will be more town planning board meetings discussing this project in the future, but this is the only public hearing scheduled.

**Chairman Fenton** asked if there were any other questions, since there were none, he called for a motion to close the public hearing. A motion was made by Tim Elliott with a second by Kathy Blackburn. There were 4 ayes (TF, TK, KB, TE) 0 nays and 1 abstention (RF). The motion was carried and the public hearing was closed at 7:46 pm.

Respectfully Submitted by  
Joelle Brown  
Planning Board Clerk