

**TOWN OF NORTH HARMONY
PLANNING BOARD
Tuesday March 11, 2008 7:00**

PLANNING BOARD: **WALTER GEIST STEVE SENSKE**
 RICHARD SENA RICHARD JOHNSON
 JULIE LESCYNski JOHN WARNER

OTHERS PRESENT: Don McCord, Consultant; Ernest Pritchard, Bergey Windpower; Jon Foster, SED; Kathy Wiemer, Bob Allison, Clayton & Helen Emick

First is a Zoning Board referral for Peter and Kathy Wiemer requesting a Special Permit to construct a wind tower facility at property located at Sec. 349.00-2-73.

Tonight Steve Senske is acting chairman of the board. Mr. Senske asked Mr. Lawson about the specifics of the zoning for such a tower. Mr. Lawson comments that the current zoning would be appropriate for a wind farm. Where it falters a bit with this type of residential application is that the zoning fees are astronomical. The height is not that of a wind farm, this particular tower would be 140 feet. Letters were sent to all of the neighbors surrounding the area where the tower would be constructed. Mr. Senske asked if any of the neighbors were expressing any discontent with the project. As of recent there were no ill reports. He also asked what would happen to any excess energy. Ernest Pritchard is a contractor for Bergey Wind Power. He said the electric company can choose to purchase that electric, if they do not it will be free electric. The construction of the turbine takes about three weeks but is typically spread out over two to three months to allow for different inspections. Mr. Pritchard would like to start construction this spring when the land is dry. There is grant funding involved that won't be received until the state has a chance to review the permits as well as the project. Mr. Pritchard has worked in Cassadaga on a turbine that is 120 feet.

Mr. Geist asked what the financial incentive is for a person when it costs them money and they have to turn electric over to the National Grid. Mr. Prichard answers that the hope is for the Wiemers to use all of the power on site and in essence not having an electric bill. The turbines have a life time of approximately 30 years. Mrs. Lescynski asks if the owners will be responsible for the turbines maintenance. Ernest says there will be a five year contract for maintenance. Mr. Geist asks if the guy wires that hold the turbine up are going to be stable against someone running over them with a four wheeler or snowmobile. The wires are 1 ¼" steel, there are yellow guards around the wire and also anti-climb guards.

There may be some concerns about the tower toppling. The home owner's property insurance would have to have knowledge of the project and the liabilities. There is also an 8 by 6 shed like structure proposed for equipment. The tower will be 770 feet from the owner's home. The land where it will be located will be cleared. Mr. Pritchard would like to keep the area open and if a fence is installed for

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safety reasons, he'd like the fence to only be partial. The guy wires are covered with 8 feet of bright yellow plastic. Mr. Warner asked how the system would hold up to lightening. The tower is grounded and any past lightening strikes have damaged the electronic unit not the turbine itself. It was also asked if wind speeds are high does the system shut down. It does not. Once the wind reaches 33 miles per hour the blades will turn away from it.

Mrs. Lescynski would like to stipulate that once the tower is inoperable it be replaced or taken down. Mr. Senske asked to table the referral for the turbine so that he could get some advice from Dave Stapleton on legal matters involved. Mr. Johnson and Mrs. Lescynski agree; Mr. Sena and Mr. Geist disagree. The matter is tabled. There will be time to review the project and any information regarding it will be given to the Wiemer's at the 3/25/08 Planning Board meeting.

Second on the agenda for tonight's meeting: Don McCord is present to talk further about the Comprehensive development plan for the area.

Mr. McCord made the board aware that the next date that Dudley Breeds will be available is 4/21/08. At that time an appointment may be made to see what kind of sketches Mr. Breeds has created for our town. In the mean time he has suggested the town come up with a comprehensive plan. Mr. Sena would like to make sure that RT. 394 is protected against becoming a major roadway such as Fairmount Ave. in Lakewood. Mr. Senske recognizes that Stow does not have a downtown area and if we want to change the appearance we need to do something to get it started. Mr. McCord suggests we decide what size we invest in public amenities to develop the concept. This could be a five to ten year project. He also suggests we think about sidewalks and such. A decision needs to be made about what the town hall would look like if rebuilt and consider placement of other important buildings. Mr. Sena inquired about trading land with the DEC to build on. Mr. McCord will look into it. It was decided Mr. McCord will attend the next meeting scheduled for one month from today. Don recommends a book called The Small Town Planning Hand Book. Sally Carlson may contact Mr. McCord for the order of the books. Steve would like to order at least six books, but may be decided at Mrs. Carlson's discretion. There will also be a special meeting of the Planning Board 3/25/08 to discuss Resort District zoning. At 7:45 there will be a meeting for the Waterfront Consistency Law. This concerns the preservation and enhancement of natural and manmade waterfront areas. The board meeting begins at 7:00. The public is also informed that the website for the town is undergoing some user friendly updates where more information will be available.

Bonnie Coulter

Planning Board Clerk