

Town of Byron Planning Board
Draft Minutes
Wednesday, October 2nd, 2024 at 7:00 PM
Byron Town Hall, 7028 Byron Holley Road, Byron, NY 14422

Those Present: Planning Board Members: Planning Board Chairman Christopher Hilbert, Laura Bestehorn, Jenn Tuerk, Alternate Brandon Mason, Planning Board Secretary Patrick Carr, Planning Board Town Supervisor Candace Hensel, Zoning Board CEO/ZEO, Melissa Ierlan. Town Board Member Nathan Knickerbocker. Town Attorney Bridget O'Toole, Members of the Public: Roger Rouse, Jacob Maurer, Barb Starowitz, Pete Yasses, Genesee County Planning Director Filipe Oltramari, Genesee County Senior Planner Jimmy Dealaman, Joe Graves with Blue Water Solar.

Call the meeting to order at 7:03 PM

Note from Chairman Hilbert:

Please note that from this date forward all planning board meetings will be conducted as a business meeting. There will be an allotted time for public comments. At the next meeting and going forward you will need not only sign in but sign that you are requesting to speak. Each speaker is given 3 minutes.

Review and Approval of September 4th, 2024 meeting minutes

MOTION: Motion to approve the September 4th, 2024, meeting minutes made by Laura Bestehorn. Seconded by Jason Jack. All in favor. None opposed.

MOTION PASSED

262 Solar Presentation

Joe Graves with Blue Wave Solar on behalf of Bergen Swamp, LLC. He will be back in December with a more detailed plan and more formal introduction. Mr. Graves distributed project plans. The project 2.4 MW will take up approximately 17 acres of actively farmed land. They are looking to partner with a local farmer for weed control using sheep. One of the challenges of the site is the visibility. It is very visible from 262 and Ivison Rd. A line-of-sight analysis showing the viewshed from Route 262 and Ivison Road was provided. Mr. Graves also discussed the landscape plans for the site. He requested feedback from the Planning Board in preparation for the December meeting.

Discussion with board members took place regarding the setback. The board proposed that Mr. Graves have a discussion with the farmer as well as the two homeowners that border the land.

Training with Filipe Oltramari

Chairman Hilbert introduced Filipe Oltramari, Genesee County Director of Planning and Jimmy Dealaman, Genesee County Senior Planner. Mr. Oltramari proceeded to provide training on Land Separations.

Starowitz Land Separation # 2024-019 Review

Mylar was submitted from Barb Starowitz.

MOTION: Motion to approve the Star Growers Land Separation made by Laura Bestehorn. Seconded by Jason Jack. All in favor. None opposed.

MOTION PASSED

Rouse Land Separation

Land Separation documents and map were sent out to the board for review.

Separating Parcel-3 from Parcel-2. Jacob Maurer (Buyer) would need to merge Parcel-3 with his current land, so that it is not landlocked. Everything appears to be in order.

No comments, concerns, or additional discussion from the planning board.

MOTION: Motion to approve the Rouse Land Separation made by Laura Bestehorn. Seconded by Jason Jack. All in favor. None opposed.

MOTION PASSED

Starowitz Land Separation #2024-071 Review

Board discussion with ZEO/CEO, Melissa Ierlan, whether this would create a flag lot. Barb Starowitz stated that it would be merged with the adjacent property, therefore would not be a flag lot. This lot would continue to be zoned agricultural.

No other questions from the board. Mylars have also been distributed to the board. Chairman Hilbert stated that everything seems to be in order.

MOTION: Motion to approve the Star Growers Land Separation made by Laura Bestehorn. Seconded by Jason Jack. All in favor. None opposed.

MOTION PASSED

Discussion of November Meeting Agenda

Any item that needs to be carried over from October meeting will be discussed. The only other item on the November agenda will be updated codes and maps. This will be a longer meeting to see this project to completion.

MOTION: Motion to change the time for the November meeting from 7 to 6:30 made by Laura Bestehorn. Seconded by Jason Jack. All in favor. None opposed.

MOTION PASSED

Public Comments

Barb Starowitz thanked the board for posting the agenda.

No Other Public Comments

Other Business

No other business

Next Meeting – Wednesday, November 6th, 2024 at 7:00 PM

Adjournment

MOTION: A motion was made to adjourn the meeting by Brandon Mason. Seconded by Laura Bestehorn.

All in favor. None Opposed

MOTION PASSED

Meeting ADJOURED at 8:15 PM

Respectfully submitted,

A handwritten signature in black ink that reads "Patrick W. Carr". The signature is written in a cursive style with a large, prominent initial "P".

Patrick Carr

Planning Board Secretary