

Nelson Gage, Zoning Board Chair
Dale Warner, Town Planner
Melissa Deffer, Clerk
Teresa Bakner, Attorney



Jonathan Lack, Vice Chair Member
Link Pettit, Board Member
Daniel Boggs, Board Member
Matthew Ganster, Board Member

**Town of Duanesburg
Zoning Board of Appeals
July 19th, 2022**

Town of Duanesburg is inviting you to a scheduled Zoom meeting.

Topic: Town of Duanesburg's ZBA Meeting

Time: This is a recurring meeting Meet anytime

Join Zoom Meeting

<https://us02web.zoom.us/j/86499746075>

Meeting ID: 864 9974 6075

Passcode: 130214

Dial in by Phone: 1-646-558-8656

Meeting ID: 864 9974 6075

Passcode: 130214

INTRODUCTION BY CHAIRPERSON NELSON GAGE:

OPEN FORUM

PUBLIC HEARINGS:

None

OLD BUSINESS:

#22-06 Callahan, Paul: SBL#67.00-2-11.41, (R-2) located at 646 W Duane Lake Rd is seeking an Area Variance to sell an existing undersize lot as a building lot in a R-2 Zoning District under section 8.5(1) of the Town of Duanesburg Zoning Ordinance.

Comments: _____

NEW BUSINESS:

None

Other:

None

ZONING BOARD MEETING MINUTES:

June 21st, 2022

Approved: Yes _____ No: _____

Comments: _____

ADJOURNMENT

AGENDA ITEMS MAY BE ADDED, DELETED, OR ORDER CHANGED WITHOUT NOTICE

Town Hall • 5853 Western Turnpike • Duanesburg, NY 12056 • (518) 895-8920



TOWN OF DUANESBURG

APPLICATION FOR SITE/ SKETCH DEVELOPMENT PLAN APPROVAL

Preliminary Date: _____ Final Date: _____
(Check appropriate box)

Name of proposed development _____

Applicant:

Name PAUL M CALLAHAN
Address 2045 SKYLINE DRIVE
SCHENECTADY NY 12306
Telephone 518 366 8339

Plans Prepared by:

Name SAME
Address _____
Telephone _____

Owner (if different):

Name _____
Address _____
Telephone _____

(if more than one owner, provide information for each)

Ownership intentions, i.e., purchase options

SELL LOT AS BUILDING SITE

Location of site

PRIVATE ROAD OFF WEST DUANE LAKE ROAD

Section 67 Block 2 Lot 11.41

Current zoning classification L2^{DW} R-2

State and federal permits needed (list type and appropriate department)

NONE

Proposed use(s) of site

RESIDENCE / BUILDING LOT

Total site area (square feet or acres) 57,000 s.f. 1.308 ACRES

Anticipated construction time N/A

Will development be phased? NO

Over →

NOTICE OF DETERMINATION
of the Town of Duaneburg

Date of Determination June 8, 2022

Application of Paul Callahan under section
8.5 (1) of the (Village of Delanson/ Town of Duaneburg)
Zoning Ordinance.

Applicant Paul Callahan
Address 2045 Skyline Dr.
Schenectady NY 12306

Phone 518-366-3339 Zoning District R-2 SBL# 67.00-2-11.41

Description of
Project: sell an existing ^{1.3 AVE} under size lot of a
Building lot in the R-2 Zoning District

Determination:
Area Variance for lot size 2.3 AVEs required

Reason supporting determination:

Town of Duaneburg Zoning Ordinance adopted 6/11/15
Section 8-5 (1) requires 110,000 sq. ft. current
lot equals 57,000 sq. ft.

Action: Refer to ZBA for the purpose of Area Variance for 43,000 sq. ft.

Code Enforcement Officer: DeWann

67.00-2-11.41



May 23, 2022

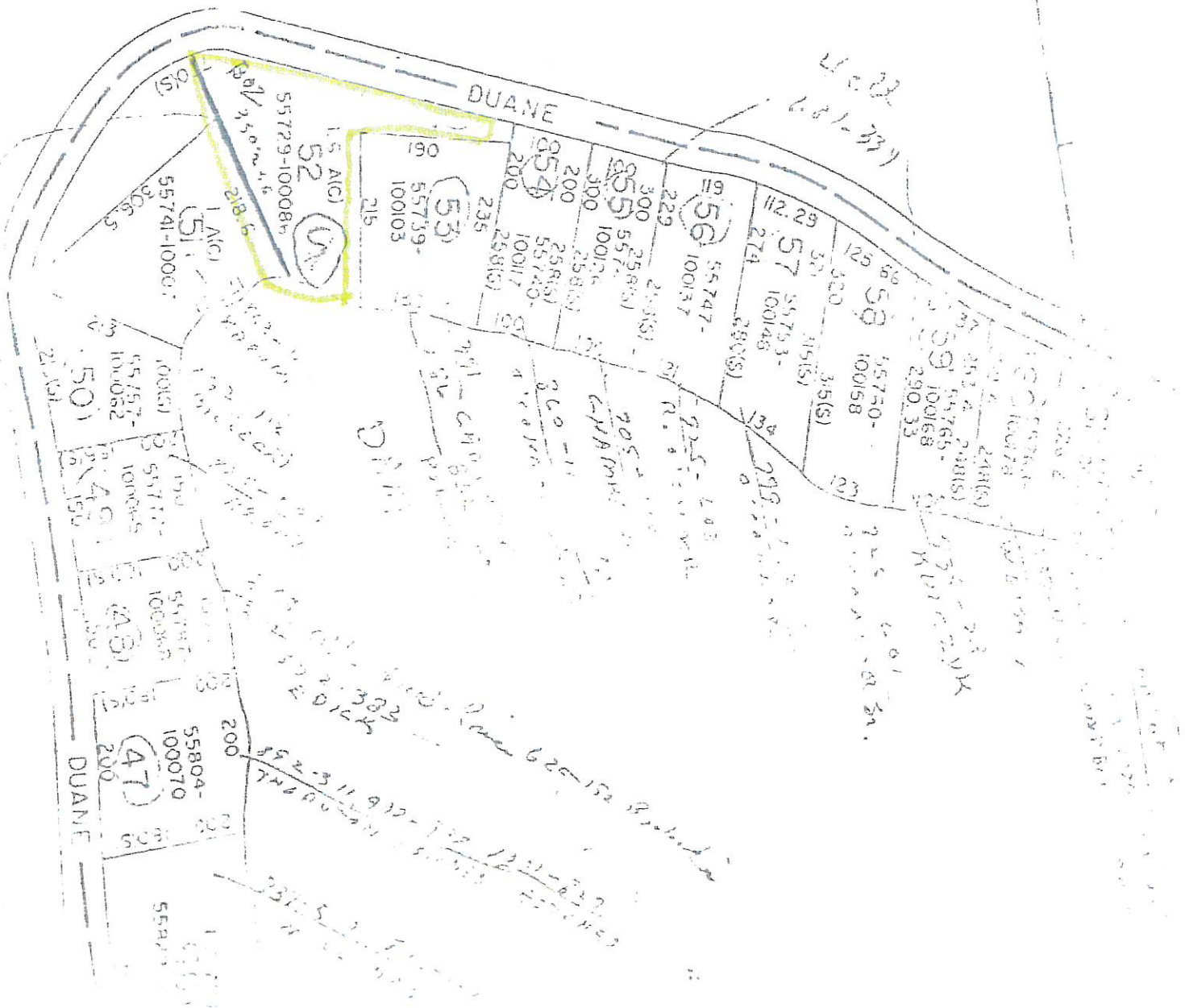
-  Override 1
-  Parcels
-  NYS DEC Wetlands 100 ft Buffer



New York State, Maxar, Microsoft

No Author
This map and information is provided as is. We make no warranties or guarantees, expressed or implied.

DEED DATED AUG 18, 1958



LANDS OF PUTNAM
(b. 1248, p. 95)
(b. 1252, p. 315)

R.P.T.S.A. 67.00-2-611

950

33' wide private

road

S 89° 45' 48" E

200.0'

ROAD

940

930

920

LANDS OF REUTER
(b. 1254, p. 27 & 29)
(b. 1389, p. 342)

R.P.T.S.A. 67.00-2-10 & 11,22

LANDS OF SANTORO
(b. 1347, p. 321)

R.P.T.S.A. 67.00-2-9

AREA- 57,000 sq. ft.
1.308 acres

LANDS OF CALLAHAN
(b. 1080, p. 32)

R.P.T.S.A. 67.00-2-11,4

LANDS OF BRATT
(b. 1173, p. 202)

R.P.T.S.A. 67.00-2-8

N 00° 14' 12" E

300.0'

S 00° 14' 12" W

270.0'

S 89° 45' 48" E

210.0'

N 81° 42' 20" E

202.24'

S 89° 45' 48" E

100.0'

ROAD

S 13° 45' 05" E

58.99'

S 05° 15' 40" W

50.0'

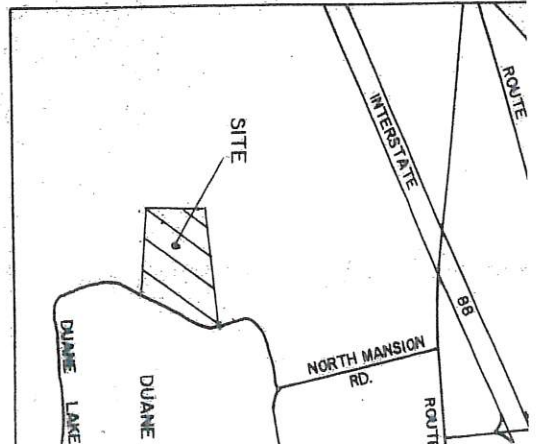
S 19° 13' 30" W

46.63'

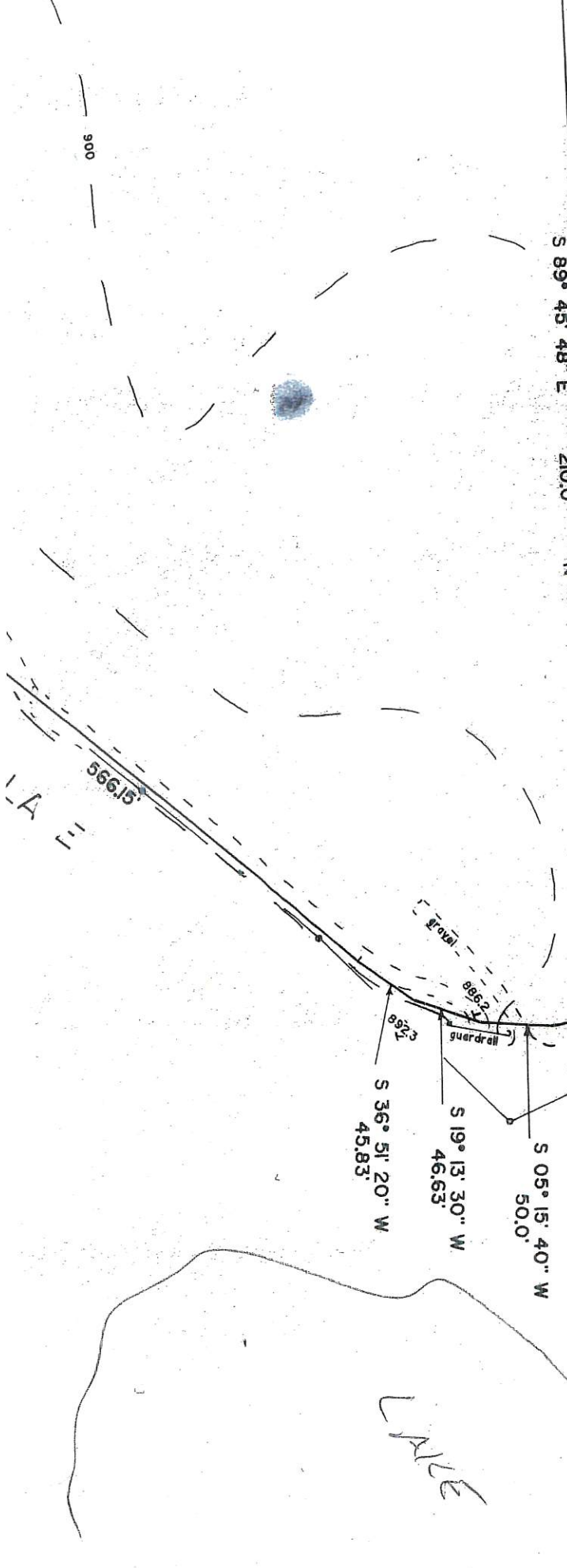
S 36° 51' 20" W

45.83'

LAKE



SITE LOCATION MAP



Nelson Gage, Zoning Board Chair
Dale Warner, Town Planner
Melissa Deffer, Clerk
Teresa Bakner, Board Attorney

Jonathan Lack, Vice Chairperson
Link Pettit, Board Member
Daniel Boggs, Board Member
Matthew Ganster, Board Member



TOWN OF DUANESBURG
SCHENECTADY COUNTY

Town of Duanesburg
Zoning Board Minutes
June 21st, 2022
Draft Copy

RECEIVED

JUN 27 2022

TOWN OF DUANESBURG
TOWN CLERK

MEMBERS PRESENT: Nelson Gage- Chairperson, Jonathan Lack- Vice Chairperson, Daniel Boggs, Matthew Ganster, Link Pettit. Also attending Town Attorney-Teresa Bakner, Town Planner-Dale Warner, and Clerk -Melissa Deffer.

INTRODUCTION:

Nelson Gage opened the meeting at 7:00 pm. Gage welcomed everyone to tonight's meeting.

OPEN FORUM:

Nelson Gage opened the open forum at 7:01 pm.

Lynne Bruning located at 13388 Duanesburg Rd would like everyone to know that the Solar Law committee is meeting, and the videos are posted on the Town's website and very informative.

Nelson Gage closed the open forum at 7:04 pm.

PUBLIC HEARINGS:

#22-05 Dunnsville Rod and Gun Club: SBL#68.00-1-14, (C-1) located at 3081 Western Turnpike is seeking an Area Variance for a front yard reduction to meet the requirements for a flag lot under section 3.5.93(B); section 14.5.2(B) of the Town of Duanesburg Zoning Ordinance.

Mr. Peterson gave his presentation to the public.

Gage/Ganster made a motion to open the public hearing for the **#22-05 Dunnsville Rod and Gun Club** application.

Gage aye, Ganster aye, Lack aye, Boggs aye, Pettit aye. **Approved.**

John Simons located at 3070 Western Turnpike would like to know what a flag lot is.

Chairperson Gage explained that a flag lot's access point on the property is narrower than the lot itself. The zoning ordinance calls for 60 ft and currently the gun club only has 30 ft.

Gage/Lack made a motion to close the public hearing for the **#22-05 Dunnsville Rod and Gun Club** application.

Gage aye, Lack aye, Ganster aye, Pettit aye, Boggs aye. **Approved.**

Gage/Pettit made a motion to grant **#22-05 Dunnsville Rod and Gun** located at 3081 Western Turnpike SBL#68.00-1-14 a 30ft road frontage variance to meet the requirements for a flag lot under section 3.5.93(B); section 14.5.2(B) of the Town of Duanesburg Zoning Ordinance and provided a building permit be obtained within 6 months.

Gage aye, Pettit aye, Ganster aye, Lack aye, Boggs aye. **Approved.**

#22-02 Urbano/Caschera, SBL#35.06-3-5.2, (L-1) Located at 2610 Weast Rd is seeking a side yard setback and an Area Variance under section 7.1.6(2); 7.1.5(1) of the Town of Duanesburg Zoning Ordinance. Luigi A. Palleschi, P.E from ABD Engineers, LLP who is representing Mr. Caschera and Fabio Urbano who was also in attendance.

Mr. Palleschi gave his representation to the public.

Chairman Gage would like to know the height of the purposed single family, the position of the house and if they still plan to build the house on the garage which will add extreme height to the building.

Mr. Palleschi explained it is still the plan for the owners to build a 2 and a half story house. The reason the house was positioned the way it's on the drawing is because they lined the house up with all the other houses on Weast Rd.

Chairperson Gage asked the applicants if they were willing to move the house back? The applicants will do what they must do to be able to build on the lot, but they are not happy about having to move the house location.

Chairperson explained that the Board would like them to take into consideration that the other houses are already established, and the community charter of the current location.

Pettit/Boggs made a motion to open the public hearing for the **#22-02 Urbano/Caschera** application.

Pettit aye, Boggs aye, Gage aye, Lack aye, Ganster aye. **Approved.**

LouAnn DiNardi located at 2636 Weast Rd had submitted a written concern and was present on zoom to share her concerns. Mrs. DiNardi also understands that the lot was for sale, but she was under the impression based on the codes that she read that the land in question would not be able to be developed. **(Please See Attachment)**

Kelly Mangano located at 2598 Weast Rd the house to the right if you are looking at the lot. Agrees with her neighbors and feels that the new single-family home will have a undesirable change to the community and if it's possible to move the house back more.

Ganster/Pettit made a motion to close the public hearing for the **#22-02 Urbano/Caschera** application.

Ganster aye, Pettit aye, Boggs aye, Gage aye, Lack aye. **Approved.**

Boggs/Lack made a motion to grant Urbano/Caschera located at 2598 Weast Rd SBL#35.06-3-5.2, a side yard variance of 4ft east and 4ft west under section 7.1.6 and 7.1.5 of the Town of Duanesburg Zoning Ordinance. Also, an area variance for a preexisting undersized lot under section 13.1.2 to construct a dwelling with conditions of no higher than 30ft in height and must be 98 ft from the Weast Rd right of way per the findings of section 14.5.2 providing a building permit be obtained within 6 months and all other of the aspects of the ordinance be followed.

Boggs aye, Lack aye, Gage aye, Pettit aye, Ganster aye. **Approved.**

Lack/Gage made a motion that the **#22-02 Urbano/Caschera** application is and exempt Type II action pursuant to Title 6 NYCRR Section 671.5(c)(16).

No further action pursuant to SEQRA is required.

Lack aye, Gage aye, Boggs aye, Pettit aye, Ganster aye. **Approved.**

New Business:

#22-06 Callahan, Paul: SBL#67.00-2-11.41, (R-2) located at 646 W Duane Lake Rd is seeking an Area Variance to sell an existing undersize lot as a building lot in a R-2 Zoning District under section 8.5(1) of the Town of Duanesburg Zoning Ordinance. Mr. Callahan explained that he owns a lot 200X300 feet roughly 1.3 acres that's on a private road off West Duane Lake Rd. The lot is currently vacant and a well has been dug years ago. An approved septic system design has been submitted and approved by Schenectady County. The land is linked with another 40 acres of land that's about 800 ft south of the property. The goal is to go in front of the Planning Board and subdivide the 1.3 acres off from the Parcel 800 ft away and make the 1.3 acre parcel a buildable lot, but first a variance is needed for an undersized lot. There is no road frontage on a public road. Currently Mr. Callahan owns the private road as well. There are no maintenance agreements in place as of now for the private road. To be able to subdivide the land the private road is going to have to stay part of the 1.3 acres and the entrance of the private road will have to be the road frontage for the parcel and will be considered a flag lot. A maintenance agreement via either a right of way or easement must be developed before the process goes any further. For the next meeting the Board would like to have:

1. A developed maintenance agreement

Gage/Lack made a motion that the **#22-06 Callahan, Paul** application is and exempt Type II action pursuant to Title 6 NYCRR Section 671.5(c)(16).

Gage aye, Lack aye, Ganster aye, Pettit aye, Boggs aye. **Approved.**

No further action pursuant to SEQRA is required.

Boggs/Petit made a motion to table the **#22-06 Callahan, Paul** application until the July 19th, 2022, meeting.

Boggs aye, Pettit aye, Ganster aye, Lack aye, Gage aye. **Approved.**

MINUTES APPROVAL:

Boggs/Pettit made a motion to approve the May 17th, 2022, Zoning Board minutes with the corrections to the new section number put into place for SEQRA.

Boggs aye, Pettit aye, Ganster aye, Lack abstain, Gage aye. **Approved.**

OLD BUSINESS:

Board Member Ganster recused himself from both applications #22-03 Oakhill Solar 1 LLC and #22-04 Oakhill Solar 2 LLC due to his property abutting one of the parcels.

#22-03 Oakhill Solar 1 LLC, SBL#74.00-2-5.2 Located at 13592 Duanesburg Rd is seeking a Area Variance for a height of fence under section 5.7.(1) of the Town of Duanesburg Zoning Ordinance, and application **#22-04 Oakhill Solar 2 LLC**, SBL#74.00-2-5.1 Located at 13590 Duanesburg Rd is seeking a Area Variance for a height of fence under section 5.7.(1) of the Town of Duanesburg Zoning Ordinance. Bill Pederson a representative from

AMP is in attendance via zoom. Chairperson Gage stated that the ZBA has received a written comment from Susan Biggs located at 13388 Duanesburg Rd. Chairperson Gage also, explained that by a resolution approved by the Planning Board that states a fence that is 6ft in height only and suggested that the applicant is free to apply to the Zoning Board with a variance.

the ZBA had asked do the solar panels themselves comprise the electrical equipment, the answer is yes they are attached to a critical components of the solar energy aspect of the batteries that are being stored and that does need to be fenced in. a county referral was submitted to Steve Feeny and it was deferred to local consideration with a suggestion to allow in the local ordinance to allow fences that are appropriate for this type of construction.

Gage/Boggs made a motion to approve the following findings with respect to both Oak Hill Solar 1 and 2 LLC projects:

1. The ZBA finds that the requested interpretations issued by the ZBA are type II actions pursuant to SEQRA;
2. The ZBA finds that in the event the ZBA issues an area variance for the two additional feet of fence height, the requirements of SEQRA have already been met by the Town Planning Board, which, acting as SEQRA lead agency, issued a negative declaration of environmental significance on the projects;
3. The ZBA has examined the Town of Duanesburg Zoning Ordinance, which contains a limit on the height of privacy fences of not more than six feet and the ZBA determines that this provision does not apply to the eight-foot-high fences proposed by Oak Hill Solar 1 and 2 LLC for their solar projects, as the purpose of the fences is not to obscure views, i.e. provide privacy. Instead, the purpose of the fences, which have been designed to appear as agricultural fences, is to protect public safety by preventing access to the solar projects, which have high voltage electrical connections and other such electrical equipment located thorough out the projects as shown on the approved site plans.
4. The ZBA has examined Town of Duanesburg Local Law No. 1 of 2016, section 3(a) and finds that the language of the local law merely provides that fencing associated with a solar project be six feet in height but that there is no indication that the Town of Duanesburg Town Board intended to supersede the State and National requirements pertaining to such fences that they be at least 7 feet tall or 6 feet with three strands of barbed wire at the top of the fence. In light of this, the ZBA finds and determines that the Local Law should be more appropriately interpreted as requiring that such fences be at least 6 feet tall as interpreting it in any other way would be in derogation of State and National requirements that apply to such projects in the Town and such interpretation is consistent with the language and purposes of Town of Duanesburg Local Law No. 1 of 2016.
5. Moreover, the ZBA also finds that the request for eight- foot-high fences for the Projects meet the requirements for an area variance. The ZBA is required to apply a balancing test to balance the benefit to the applicant with the detriment to health, safety & welfare of the community by examining whether the benefit, i.e. the additional security provided by two additional feet of fencing can be achieved by other means feasible to the applicant; whether the additional two feet of fencing will cause an undesirable change in neighborhood

character or detriment to nearby properties; whether the request for an additional two feet of fencing is substantial; whether the request for an additional two feet of fencing will have adverse physical or environmental effects; and whether the request for an additional two feet of fencing is self-created (which is relevant, but not determinative).

6. In applying the balancing test for the additional two feet in height of fencing the ZBA finds as follows:
 - a. that an eight-foot-high fence, rather than a shorter fence with three strands of barbed wire at the top, has less of a visual impact on the community and provides for security that meets the requirements of the State and National Codes applicable to such electrical installations;
 - b. that the fences have been designed to be very similar in appearance to agricultural fences typically used in Duanesburg rather than those typically used for electrical installations at substations, for example;
 - c. that the additional security provided by the higher fences cannot be met by some other means feasible to the applicant as the applicant has indicated that shorter fences are not currently available in the marketplace due to supply chain difficulties and that such shorter fences would not meet its security needs in any case;
 - d. that the difference between a six-foot-high fence with three strands of barbed wire and an eight-foot-high fence with a solely agricultural appearance (as shown on the typical detail on the approved site plans) will not cause an undesirable change in neighborhood character or detriment to nearby properties which nearby properties as well as other agricultural properties in Town typically have agricultural fencing;
 - e. that the request is not substantial based on the visual information included in the record before the Planning Board and here and based on the required setbacks and distances between the property boundaries and the fencing as shown on the approved site plans;
 - f. that the request for an additional two feet of fencing will not have adverse physical and environmental effects—the approved site plans which were evaluated pursuant to SEQRA showed the additional two feet of fencing and the ZBA finds that the additional two feet of fencing will not cause any significant adverse environmental impact and will likely result in very little visual difference between a six feet high and an eight feet high agricultural fence with the setbacks shown on the site plans from adjacent properties and from NYS Route 7;
 - g. that the request is self-created; however, the State and federal requirements demonstrate that at least a seven-foot-high fence would be required regardless and the ZBA acknowledges that both the supply chain limitations identified by the applicants and the greater security provided to the public by the higher, eight-foot-high-fences justifies the grant of the variances.

Now therefore the ZBA interprets the applicable Town laws to authorize the proposed eight-foot-high for these electrical installations and, in the alternative, grants the requested area variances for the eight-foot-high fences as shown on the approved site plans.

Gage aye, Boggs aye, Pettit aye, Lack aye. **Approved.**

OTHER:

Board Member Boggs explained that the Solar Committee is very informative. Also, Chairperson Gage strongly urges the Board Members and public to watch the videos on the website.

MINUTES APPROVAL:

Boggs/Pettit made a motion to approve the May 17th, 2022, Zoning Board minutes with no corrections.

Boggs aye, Pettit aye, Ganster aye, Lack abstain, Gage aye. **Approved.**

ADJOURNMENT:

Pettit/Gage made a motion to adjourn at 8:53 pm.

Pettit aye, Gage aye, Lack aye, Boggs aye. **Approved**

**TOWN OF DUANESBURG ZONING BOARD OF APPEALS
RESOLUTION ISSUING INTERPRETATION OR IN THE ALTERNATIVE
APPROVING AN AREA VARIANCE TO ALLOW EIGHT FEET TALL FENCES
AT THE OAK HILL SOLAR PROJECTS**

JUNE 21, 2022

MOVED BY Nelson Gage; SECONDED BY Daniel Boggs

RECEIVED
JUN 23 2022
TOWN OF DUANESBURG
TOWN CLERK

WHEREAS, Oak Hill Solar 1 and 2 LLC received special use permits and site plan approvals for two 5 MW Solar Projects from the Town of Duanesburg Planning Board, after the Planning Board, as SEQRA lead agency issued a negative declaration of environmental significance for the Type 1 projects; and

WHEREAS, the Planning Board determined as follows in its resolution of March 17, 2022, "The Planning Board is approving a fence that is six feet in height only and the Applicant is free to apply to the Zoning Board of Appeals if the Applicant is required to construct higher fences due to State or National Electrical Codes requirements;" and

WHEREAS, the Town Building Inspector issued a determination on April 7, 2022 that an area variance would be required for the height of the fences that Oak Hill Solar 1 and 2 LLC are requesting to construct to add two (2) feet to the height of the fence, i.e. eight foot high fences.

WHEREAS, the Town of Duanesburg Zoning Ordinance defines a "fence" in section 3. 5. 69 as "[a]ny structure or device, regardless of composition, which encloses or divides a parcel of land or serves as a barrier, other than a building or growing plants or trees." Section 5.7(c) of the Town of Duanesburg Zoning Ordinance provides that "Privacy fences shall not exceed six (6) feet in height and be of a material compatible with the general surroundings with the finished side out. ; and

WHEREAS, the Town of Duanesburg Local Law no. 1 of 2016, "the Solar Energy Facilities Law" provides in section 3a that "[a]ll electrical and control equipment, including any battery and storage cells, shall be labeled and secured to prevent unauthorized access. Such equipment shall be enclosed with a six-foot fence;" and

WHEREAS, Oak Hill Solar 1 and 2 LLC applied for an area variance to the ZBA for an 8 feet high fence as shown on the approved site plans and fencing details for the two projects and subsequently submitted a letter dated May 6, 2022 to the Town Building Inspector also seeking an interpretation of the Solar Law (Town of Duanesburg Local Law no 1 of 2016, section 3(a), which provides that solar equipment shall be enclosed by a six foot fence, seeking to clarify that the Solar Law when taken in conjunction with other provisions of Town and Building Codes, should read as "at least six feet high"; and

WHEREAS, the Town of Duanesburg is subject to the NYS Building Code requirements, which include the National Requirements for Electrical Installations including section 110.31, "Enclosures for Electrical Installations" which provide, among other requirements, that "A fence shall not be less than 2.1 m (7 feet) in height or a combination of 1.8m or more of fence fabric and a 300 mm (1 foot) or more of extension using three or more strands of barbed wire or equivalent". This was confirmed by Schenectady County Planning staff in correspondence to the Town dated May 10, 2022 as confirmed by NYSEDA staff in an email dated June 14, 2019 to Schenectady County Planning Staff; and

WHEREAS, an interpretation issued by a Zoning Board of Appeals is a Type 2 or exempt action under SEQRA and an area variance is subject to the SEQRA negative declaration issued on the Projects by the Planning Board acting as SEQRA lead agency (the ZBA is an involved agency only); and

WHEREAS, the request for interpretation/area variance was referred to the Schenectady County Planning Department pursuant to the NYS General Municipal Law and the Schenectady County Planning Department determined that it would defer to local consideration (no significant county-wide or inter-community impact) on May 11, 2022;

WHEREAS, the ZBA held a duly noticed public hearing at its meeting of May 16, 2022 where any persons who wanted to speak or submit written comments were allowed to do so and the ZBA has carefully considered all of the comments;

NOW THEREFORE BE IT RESOLVED, that the ZBA makes the following findings with respect to both Oak Hill Solar 1 and 2 LLC projects:

1. The ZBA finds that the requested interpretations issued by the ZBA are type II actions pursuant to SEQRA;
2. The ZBA finds that in the event the ZBA issues an area variance for the two additional feet of fence height, the requirements of SEQRA have already been met by the Town Planning Board, which, acting as SEQRA lead agency, issued a negative declaration of environmental significance on the projects;
3. The ZBA has examined the Town of Duanesburg Zoning Ordinance, which contains a limit on the height of privacy fences of not more than six feet and the ZBA determines that this provision does not apply to the eight-foot-high fences proposed by Oak Hill Solar 1 and 2 LLC for their solar projects, as the purpose of the fences is not to obscure views, i.e. provide privacy. Instead, the purpose of the fences, which have been designed to appear as agricultural fences, is to protect public safety by preventing access to the solar projects, which have high voltage electrical connections and other such electrical equipment located throughout the projects as shown on the approved site plans.
4. The ZBA has examined Town of Duanesburg Local Law No. 1 of 2016, section 3(a) and finds that the language of the local law merely provides that fencing associated with a solar project be six feet in height but that there is no indication that the Town of Duanesburg

Town Board intended to supersede the State and National requirements pertaining to such fences that they be at least 7 feet tall or 6 feet with three strands of barbed wire at the top of the fence. In light of this, the ZBA finds and determines that the Local Law should be more appropriately interpreted as requiring that such fences be at least 6 feet tall as interpreting it in any other way would be in derogation of State and National requirements that apply to such projects in the Town and such interpretation is consistent with the language and purposes of Town of Duanesburg Local Law No. 1 of 2016.

5. Moreover, the ZBA also finds that the request for eight-foot-high fences for the Projects meet the requirements for an area variance. The ZBA is required to apply a balancing test to balance the benefit to the applicant with the detriment to health, safety & welfare of the community by examining whether the benefit, i.e. the additional security provided by two additional feet of fencing can be achieved by other means feasible to the applicant; whether the additional two feet of fencing will cause an undesirable change in neighborhood character or detriment to nearby properties; whether the request for an additional two feet of fencing is substantial; whether the request for an additional two feet of fencing will have adverse physical or environmental effects; and whether the request for an additional two feet of fencing is self-created (which is relevant, but not determinative).
6. In applying the balancing test for the additional two feet in height of fencing the ZBA finds as follows:
 - a. that an eight-foot-high fence, rather than a shorter fence with three strands of barbed wire at the top, has less of a visual impact on the community and provides for security that meets the requirements of the State and National Codes applicable to such electrical installations;
 - b. that the fences have been designed to be very similar in appearance to agricultural fences typically used in Duanesburg rather than those typically used for electrical installations at substations, for example;
 - c. that the additional security provided by the higher fences cannot be met by some other means feasible to the applicant as the applicant has indicated that shorter fences are not currently available in the marketplace due to supply chain difficulties and that such shorter fences would not meet its security needs in any case;
 - d. that the difference between a six-foot-high fence with three strands of barbed wire and an eight-foot-high fence with a solely agricultural appearance (as shown on the typical detail on the approved site plans) will not cause an undesirable change in neighborhood character or detriment to nearby properties which nearby properties as well as other agricultural properties in Town typically have agricultural fencing;
 - e. that the request is not substantial based on the visual information included in the record before the Planning Board and here and based on the required setbacks and distances between the property boundaries and the fencing as shown on the approved site plans;
 - f. that the request for an additional two feet of fencing will not have adverse physical and environmental effects—the approved site plans which were evaluated pursuant to SEQRA showed the additional two feet of fencing and the ZBA finds that the additional two feet of fencing will not cause any significant adverse environmental impact and will likely result in very little visual difference between a six feet high

and an eight feet high agricultural fence with the setbacks shown on the site plans from adjacent properties and from NYS Route 7;

- g. that the request is self-created; however, the State and federal requirements demonstrate that at least a seven-foot-high fence would be required regardless and the ZBA acknowledges that both the supply chain limitations identified by the applicants and the greater security provided to the public by the higher, eight-foot-high-fences justifies the grant of the variances.

- 7. Now therefore the ZBA interprets the applicable Town laws to authorize the proposed eight-foot-high for these electrical installations and, in the alternative, grants the requested area variances for the eight-foot-high fences as shown on the approved site plans.

By majority vote of the Zoning Board of Appeals of the Town of Duanesburg at its regular meeting on June 21, 2022.


Nelson Gage, ZBA Chair

6/21/22
Date

Present: Nelson Gage, Link Pettit, Jonathan Lack and Daniel Boggs
Absent: Matthew Ganster, recused

Zoning Board of Appeals Board Members:

Nelson Gage	Yea
Matthew Ganster	Recused
Link Pettit	Yea
Jonathan Lack	Yea
Daniel Boggs	Yea

Melissa Deffer

From: Lou Ann <pigpenlou@aol.com>
Sent: Tuesday, June 21, 2022 11:08 AM
To: Nelson Gage
Cc: Melissa Deffer
Subject: Re: Variance Request Discussion for 2610 Weast Road
Attachments: variance Consideration 2610.pdf

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning,

I'm writing in regards to an item on the agenda in tonight's Zoning Board Public Hearing.

As you may remember, I wrote about this subject prior to last month's meeting. Since today's meeting has added items (Area Variance) to the application for 2610 Weast, I wanted to send the attached letter and photo's for the board's consideration. I will not be able to attend the meeting in person, but do plan on attending via Zoom. If you have any questions about the attached or you are unable to open the .pdf document please let me know.

Thank you in advance for your time and consideration.

Regards,

Lou Ann (Louise) DiNardi



Nelson Gage, Chair
Zoning Board
Town of Duanesburg
5853 Western Turnpike
Duanesburg, NY 12056

Dear Nelson Gage and the Zoning Board,

In last month's meeting I had expressed some concerns regarding the Variance application of 2610 Weast Road. Since this application will be discussed again this evening, I am writing to you today to discuss the items listed in the application and to highlight the concerns that were raised last meeting by multiple neighbors. I noticed that tonight's agenda also mentions an Area Variance under section 7.1.6(2):7.1.5(1) of the Town's Ordinance (along with the previously discussed side yard setbacks under section 12.6(2): 12.6(4); 14.5.2(B).

I'm hoping the board will consider the negative effect this will have on neighboring properties, properties owned by individual who were under the impression that 2610 was not considered a buildable lot, since the width of said lot is less than 175 feet and the square footage less than 43,560 square feet. In review of the area and the documents presented I did find the following:

- 1) Most of the houses in the Lake District Area were constructed prior to the current zoning ordinance. In a review of the houses, on Weast Road, I found that the average square footage of the homes to be less than 1,500 square feet. The application being presented is requesting consideration to build a 2,000+ sq foot home, and to set the home close to the side neighbors property lines. While there are a couple homes in the area that have a square footage > 2,000 sq. feet, I found that one is set on 1 acre of land and the other, which was built in 2004, and sits on .32 acres. I'm assuming that the house on .32 acres was replacement to a pre-existing home (or camp) and possibly grandfathered into the current regulations.
- 2) The application also reference's the public sewer access that is established on the lot. Based on documents filed with the town, dated October 2004, and addressed to Kathleen Hewitt (a previous owner) the installation of the sewer access "does not in any manner guarantee" a variance will be granted for development of the lot.
- 3) The properties on Weast, in the immediate area of this parcel, have Lake Access (across the street), something that this property does not have, despite the efforts of the current landowner to obtain such access from the neighbors.

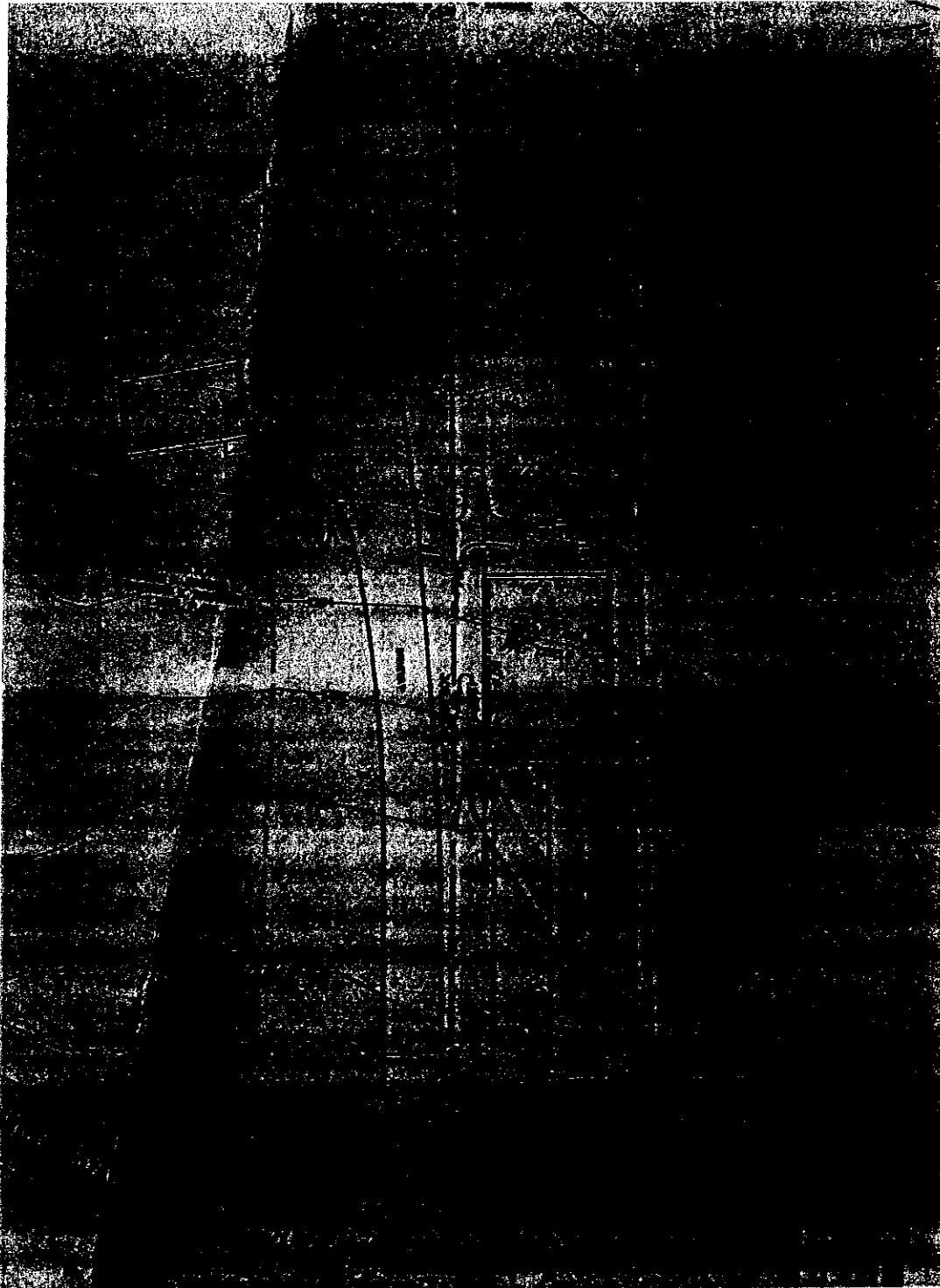
It's my opinion that this application is not being presented by someone who looking to build on this property for personal reasons. I have spoken to a few parties who were interested in purchasing this land when it was for sale. Each person acknowledged the current position of the surrounding homes, the narrow lot and they expressed interest in building a small home, suitable for year-round living without encroaching on the surrounding properties or blocking any lake views.

In addition to the above, if an area variance were to be granted, I feel that the proposed position of the house will devalue the home to the west side of the property, cutting it off from the lake view that it currently has. As you can see in the survey map, the home to the west was constructed, at an angle, so to take in the beauty of both sides of the lake. Constructing a home, in line with 2598 Weast Road, will completely block this view. (Please see attached photos of previous and current views). The current owner of 2610 has stripped the land of picturesque trees and left them to rot on the property. Adding a home, to such a small lot will change the character of the neighborhood. As mentioned in the last meeting, by Nancy Eddings, not only the side neighbors will be affected by this. The houses on Hillside will likely loose the view that they currently have of the lake and with the current zoning it was thought that this land was not deemed as a buildable lot.

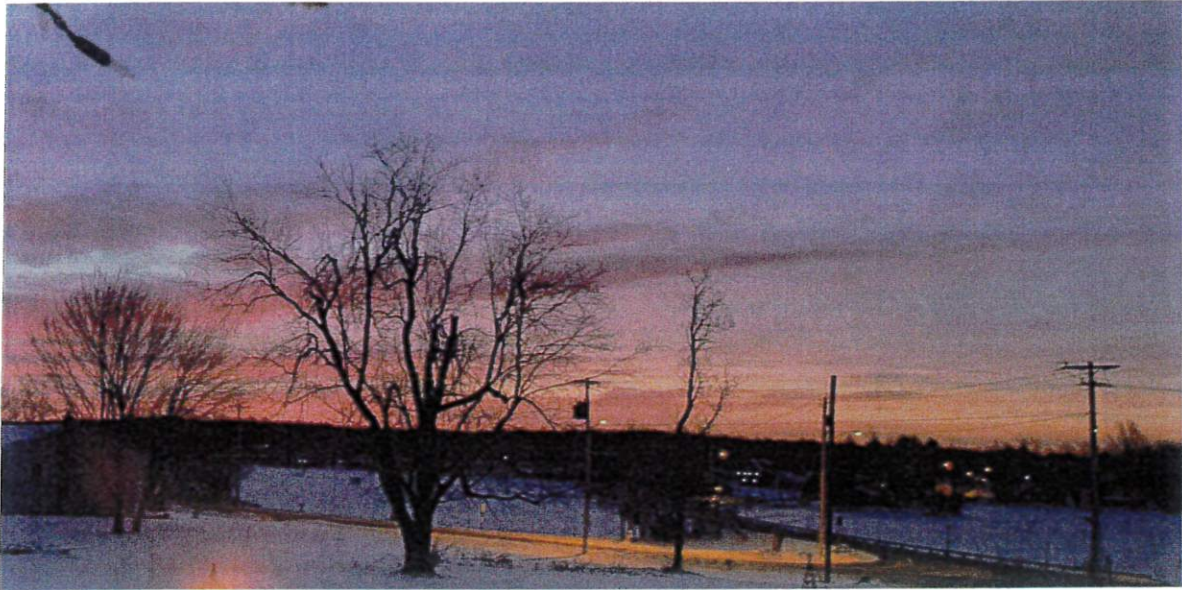
In closing, adding a house with no easement or right-a-way to the lake, in the lake district, could prove to be a nightmare for the current neighbors. I respectfully request that the board consider the points brough forth in this letter.

Thank you.

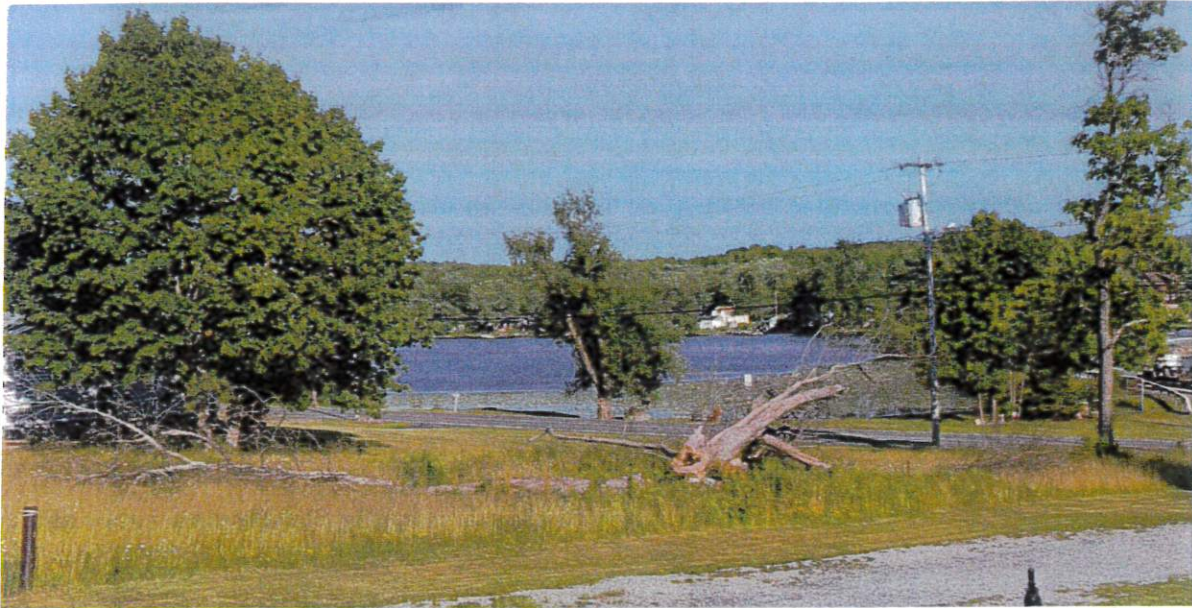
Lou Ann DiNardi



Position of the house to the West of 2610. Note the angle of the house which was done for the views of the lake.



View from the west side. Note that both sides of the lake are in view.



Current view. Placing on home in this area will completely block the view.



Unobstructed view of both sides of the lake.



Melissa Deffer

From: Susan Biggs <azurevista@hotmail.com>
Sent: Tuesday, June 21, 2022 12:59 PM
To: Melissa Deffer; Jennifer Howe
Cc: Lynne Bruning; Susan Biggs
Subject: Fw: tonights zoning board meeting - request condition be added to resolution
Attachments: 2022 06 20 Bruning to Zoning Board-merged.pdf

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Deffer and Ms Howe,

Please include the attached forward email that I sent to the supervisor, planning board chair and zoning board chair in the Oak Hill Solar + Storage facility town record, planning record and the zoning record.

Please confirm receipt to azurevista@hotmail.com

Thank you for your assistance.

Susan Biggs
518-577-4132
Azurevista@hotmail.com

Sent from [Outlook](#)

From: Susan Biggs
Sent: Tuesday, June 21, 2022 11:04 AM
To: Bill Wenzel <wwenzel@duanesburg.net>; Nelson Gage <Ngage@duanesburg.net>; jschmitt@duanesburg.net <jschmitt@duanesburg.net>
Cc: jganther@duanesburg.net <jganther@duanesburg.net>; Ricky Potter <rpotter@duanesburg.net>; dgrant@duanesburg.net <dgrant@duanesburg.net>; alucks@duanesburg.net <alucks@duanesburg.net>; Lynne Bruning <lynnebruning@gmail.com>; Joshua Barnes <arrowrolloffs@gmail.com>; pamelarowling@yahoo.com <pamelarowling@yahoo.com>; wallaceij@hotmail.com <wallaceij@hotmail.com>; danielle.unser@yahoo.com <danielle.unser@yahoo.com>; fusilier1986@yahoo.com <fusilier1986@yahoo.com>; Susan Biggs <azurevista@hotmail.co>
Subject: tonights zoning board meeting - request condition be added to resolution

Dear Supervisor Wenzel, Planning Board Chair Schmitt and Zoning Board Chair Gage,

Tonight, the zoning board meets to review and vote on the resolution to approve Oak Hill Solar's variance for an eight-foot-tall fence.

Since time of application in May 2018 the Project's six-foot-tall fence has not complied with National Electric Code requiring a seven-foot-tall fence. Why didn't the zoning board review the Project in 2018?

The current town board, zoning board and planning board has inherited the prior administration's lack of oversight. It appears that the Project has not been required to follow the same policy and procedure that the citizens are required to follow: obtain the required zoning variance before seeking planning board approval.

It appears that the Project is being built on a crooked foundation.

For the benefit of the town's fiscal responsibility to the current and future taxpayers and the abutters I request that the town board intercede at tonight's zoning board meeting. Please require the resolution include a condition that an evergreen screen be planted and maintained around the entire fence line until decommissioning.

The Project applied for a Special Use Permit May 2018. The planning board appointed Doug Cole of Prime AE as town engineer in August 2018.

At time of application the town engineer and the town code inspector, Dale Warner, did not inform the planning board and zoning board that the Project's six-foot-tall fence did not meet 2017 National Electric Code 110.31. requiring a seven-foot-tall fence.

As a result the zoning board did not review the required fence height variance. This deprived the public, in particular the abutters, of the required notification and public hearing to comment on the May 7, 2018 site plans and the July 19, 2018 FEAF.

The May 7, 2018 site plan shows that more than 10 acres of trees in the southwest corner of the site would be removed to construct the solar array. The July 19, 2018 FEAF Part 1 E.1.b that documents 21.94 acres of trees would be removed. The Project did not comply with the town's 2016 Solar Law 3.f. limiting tree clearing to 20,000 square feet or 1/2 acre.

It appears that the town may not have followed protocol and procedures for Project review. It appears that in 2018 the Project should not have advanced to the planning board for a Special Use Permit until zoning board review. Please see attached June 20, 2022 letter from Lynne Bruning to the zoning board.

At tonight's zoning board meeting please require the zoning board to add a condition to the resolution for Oak Hill Solar + Storage fence height variance requiring the planting and maintenance of an evergreen screen around the entire fence for the lifespan of the Project.

Thank you for your time and consideration.

Respectfully
Susan Biggs
13388 Duanesburg Road

Sent from [Outlook](#)

PO Box 13545
Quaker Street, NY 12141

Nelson Gage, Chair Zoning Board
Town of Duanesburg
5853 Western Turnpike
Duanesburg, NY 12056

June 20, 2022

Re: Public Hearing Oak Hill Solar 1, LLC and Oak Hill Solar 2, LLC fence height variance

Dear Nelson Gage and the Zoning Board,

The purpose of this letter is to request that the zoning board add a condition to the resolution for Oak Hill Solar 1, LLC and Oak Hill Solar 2, LLC (the "Project") as posted on the town website June 19, 2022 requiring the Project to protect the abutters views, use, enjoyment and future development of their properties for the anticipated 40+ year lifespan of the Project by providing and maintaining an evergreen screen around the entire fence line. Deferring to planning board approval may deprive the abutters of protections and legal rights that the zoning board may have provided in 2018 if the zoning board had reviewed the fence height variance as required.

Since 2017 the National Electric Code (the "NEC") section 110.31 has required high voltage equipment at solar energy facilities to be enclosed by either a six feet in height fence topped with one foot of barbed wire or a seven feet in height fence.

Beginning in July 2018 the Project application depicts a fence that is only 6 feet in height. August 2018 the planning board approved Doug Cole of PrimeAE as the town engineer (the "town engineer") to review the Project.

Application documents (see Exhibit A) show that the town engineer, the planning board attorney, Teresa Bakner of Whiteman, Osterman and Hanna, and the town code inspector, Dale Warner, may not have informed the planning board and the zoning board of:

- existing NEC regulations;
- that the Project 6 feet high fence as shown was not compliant with the NEC regulations;
- that a NEC compliant fence would require zoning board approval.

Project review at time of application in 2018 may be in violation of town policy and procedure requiring applications to obtain zoning variances prior to, or in conjunction with, planning board approval. Requesting a zoning variance after planning board approval is atypical.

Inadequate review and oversight may have permitted the Project to sidestep zoning board action in 2018. As a result, the town was not obligated to inform the abutters of the Project until the mandatory notification of the planning board's public hearing on July 18, 2019. Absence of

necessary zoning board action at time of application deprived the taxpayers, neighbors and abutters of zoning board review, notification of a public hearing, and a public hearing at the beginning of Project.

As a result, parcel owners within 1,000 feet of the Project received notification of the planning board public hearing a year later, on or about July 11, 2019. This notification was the first time some of the abutters learned of the Project.

Without zoning board review and citizen input from the beginning of the application in 2018 the Project may be a detriment to the town and particularly burdensome to the abutters use, enjoyment and future development of their parcels for generations to come.

The State Environmental Quality Review Application (the "SEQRA") is flexible and may not require particularly substantive results. Yet, the courts repeatedly find that the SEQRA lead agency should not defer analysis of project impacts to professionals or involved agencies. It appears that the zoning board did not review the Project at the time of application because professional "experts" did not inform the town that the fence was not compliant with national code. As a result, the citizens were deprived of notification of the Project and a public hearing at the beginning of the Project.

We request that the zoning board add a condition to the resolution requiring the Project to plant and maintain an evergreen screen around the entire fence line for the Project's anticipated 40+ year life span. Screening would uphold Solar Law 3(e) "Evergreen tree plantings may be required to screen portions of the site from nearby residential property, public roads, and from public sites known to include important views or vistas" would be upheld.

Abutter's should not be required to use their own lands and resources to screen the noisy eyesore now or in the future. We request that the board protect the taxpayers and the town's finances.

Thank you for your time and consideration.

Respectfully,
Lynne Bruning
720-272-0956
lynnebruning@gmail.com

Enc: Exhibit A listing of project submissions related to the fence
Exhibit B Approved site plan dated June 6, 2019 sheets 1 through 10 of 1

Cc: William Wenzel, supervisor
Jeffery Schmitt, planning board chair

EXHIBIT

A

EXHIBIT A

Project submissions to the planning board that address fence height include, but may not be limited to:

May 7, 2018 concept site plan submitted by project engineer, Environmental Design Partnership, to the planning board did not provide the fence height.

July 9, 2018 letter from the project engineer to the planning board states "The perimeter of the solar fields will be fenced with a 6 ft high chain link fence."

September 11, 2018 letter from the town engineer, Doug Cole of Prime AE, to planning board Section Plans 2 states "The Site Plan shows that the electrical and control equipment is enclosed within a chain link fence. However, the height of the fence is not shown on the drawing. Confirmation that the proposed fence is six feet tall, as required by the Solar Law, will be needed."

March 11, 2019 letter from the project engineer to the planning board Section Plans 2 states "The Applicant is proposing the use of a livestock style fence with a height of 6 ft as shown on the updated Site Plan."

March 11, 2019 site plan resubmitted to the planning board includes sheets 3 and 4 of 10 which show the notation "6 FT HIGH WIRE MESH & WOOD FENCE SURROUNDING SOLAR FIELD"

June 6, 2019 site plan resubmitted to the planning board includes sheets 3 and 4 of 10 which show the notation "6 FT HIGH WIRE MESH & WOOD FENCE SURROUNDING SOLAR FIELD"

September 5, 2019 site plan resubmitted to the planning board sheets 1 through 11 of 11. Sheets 3 and 4 of 11 show the notation "6 FT HIGH WIRE MESH & WOOD FENCE SURROUNDING SOLAR FIELD". Sheet 11 is the new Planting Plan for new evergreen screening on the east side of the Project site to protect some of Biggs property line along tax parcel 74.00-3-18 from views of the solar facility.

September 17, 2019 at 2:30 PM site plan sheets 1 through 10 of 10 resubmitted to the planning board includes sheets 3 and 4 of 10 which show the notation "6 FT HIGH WIRE MESH & WOOD FENCE SURROUNDING SOLAR FIELD" Sheet 11 is removed.

EXHIBIT

B

EXIBIT B

Project site plan sheets 1 through 10 of 10 submitted to the planning board on March 11, 2019, resubmitted on June 6, 2019, resubmitted on September 17, 2019, and approved September 19, 2019.

Sheet 1 of 10: A scale is not provided, graphic scale is not provided, includes unrelated tax id parcel to the north, abutter's houses are not provided, locations of 200+ tracking motors are not provided, engineer stamp is not provided.

Sheet 2 of 10: The tree line is significantly reduced compared to the May 7, 2018 site plan. The State Environmental Quality Review Act (the "SEQRA") began July 2018 and ended July 2019. Comparison of the May 7, 2018 site plan and the approved site plan dated June 6, 2019 Sheets 1 through 10 of 10 indicates that more than 10 acres of mature growth forest was removed. Duanesburg Solar Law limits tree clearing to 20,000 square feet, or less than 1/2 acre. Furthermore, it is a violation of SEQRA 617.3(a) to alter a project site while SEQRA is in effect. A graphic scale not provided, abutter's houses are not provided, location of the lay down yards, and a label for National Wetland Inventory are not provided.

Sheet 3 and 4 of 10: The battery storage locations, tracking motors, tracking gears and lay down yards are not provided. A full equipment list and location for battery energy storage, HVAC, tracking motors, tracking gears, DC-DC converters, and control gear are not provided.

Sheet 5 of 10: Does not show the two major switchgear located at the intersection of the access road and Duanesburg Road. A fence is not shown enclosing this equipment. Is a fence required? Lay down yards are not provided.

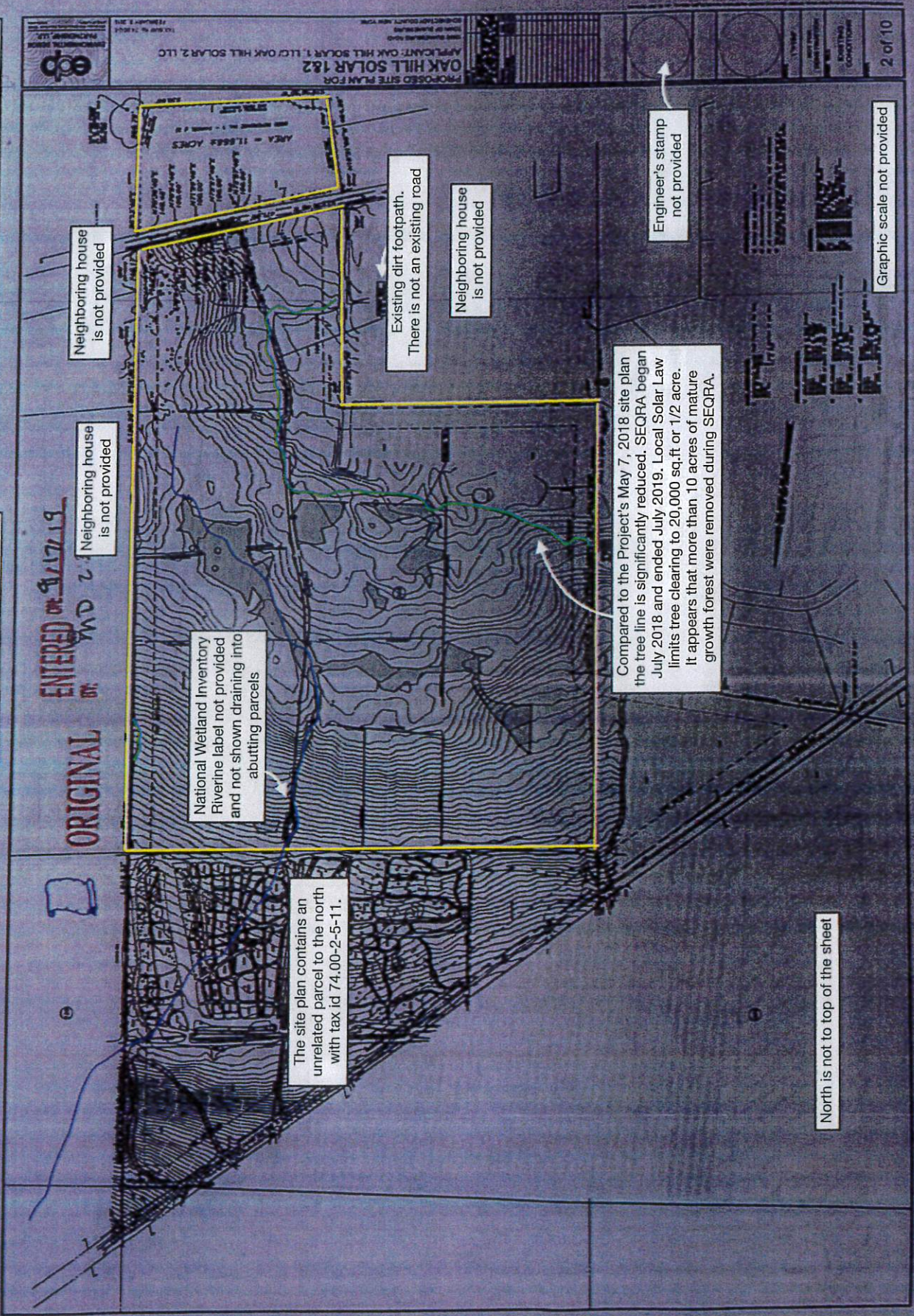
Sheet 5 and 6 of 10 The SWPPP reflects stormwater is discharged off site and the site plan reflects minimal silt fences to provide stormwater management. Abutters repeatedly requested that additional stormwater management practices be employed.

Sheet 7 of 10 The equipment staging/washout areas is noted to be 0.028 acres or 1,219 square feet. Lay down yards are not provided.

Sheet 10 of 10: omission of battery energy storage, omission of switchgear, omission of control gear, omission of length width and height for equipment. The Project did not change.

Sheet 11 of 11 Planting Plan submitted to the planning board on September 5, 2019 for evergreen screening on eastern property is not provided.

Image is not centered on the page



ORIGINAL
ENTERED ON 11/17/19

Neighboring house is not provided

Neighboring house is not provided

National Wetland Inventory Riverine label not provided and not shown draining into abutting parcels

The site plan contains an unrelated parcel to the north with tax id 74.00-2-5-11.

Existing dirt footpath. There is not an existing road

Neighboring house is not provided

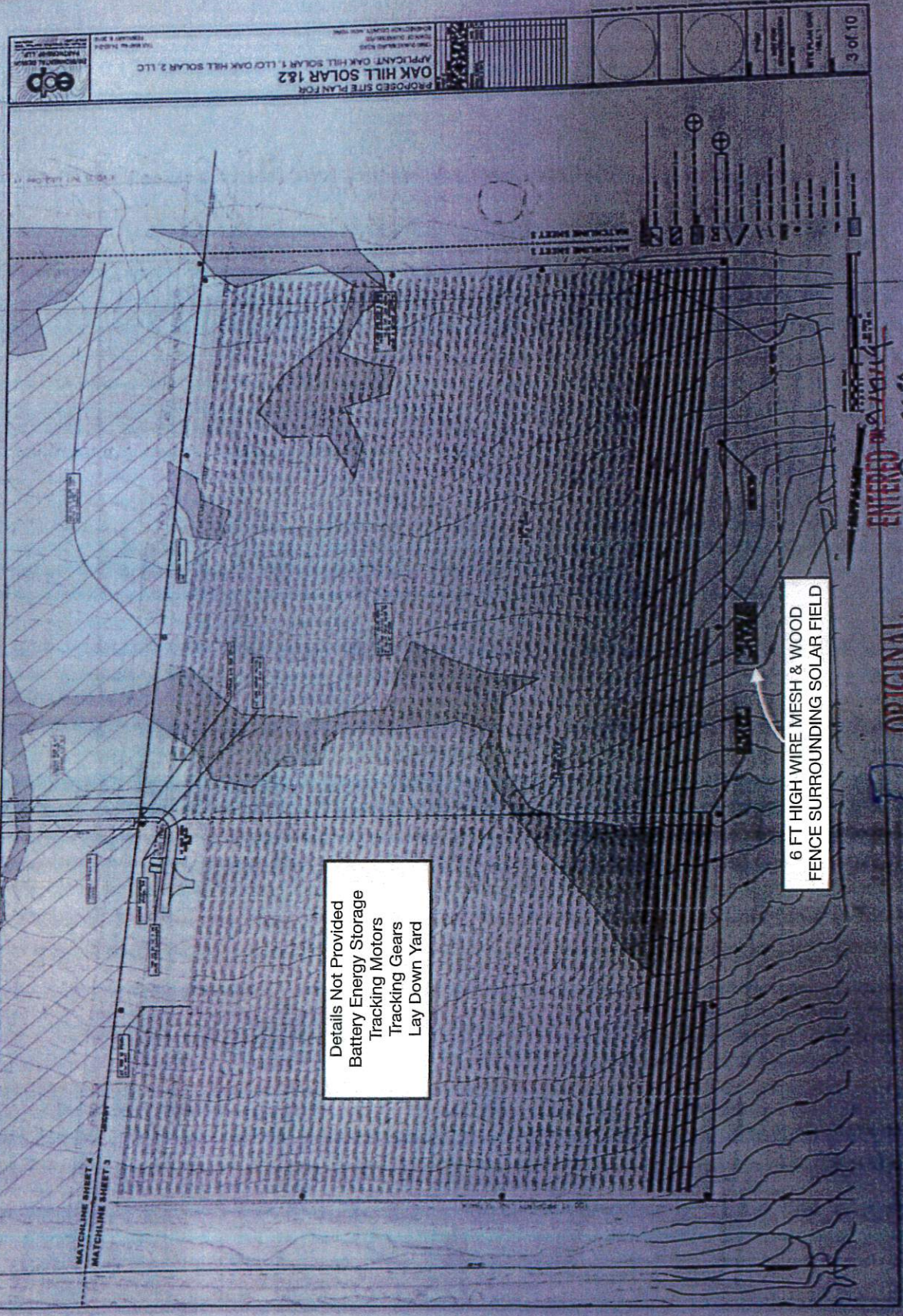
Compared to the Project's May 7, 2018 site plan the tree line is significantly reduced. SEQRA began July 2018 and ended July 2019. Local Solar Law limits tree clearing to 20,000 sq.ft or 1/2 acre. It appears that more than 10 acres of mature growth forest were removed during SEQRA.

Engineer's stamp not provided

North is not to top of the sheet

Graphic scale not provided

Exhibit B Biggs/Bruning to Zoning Board June 20, 2022



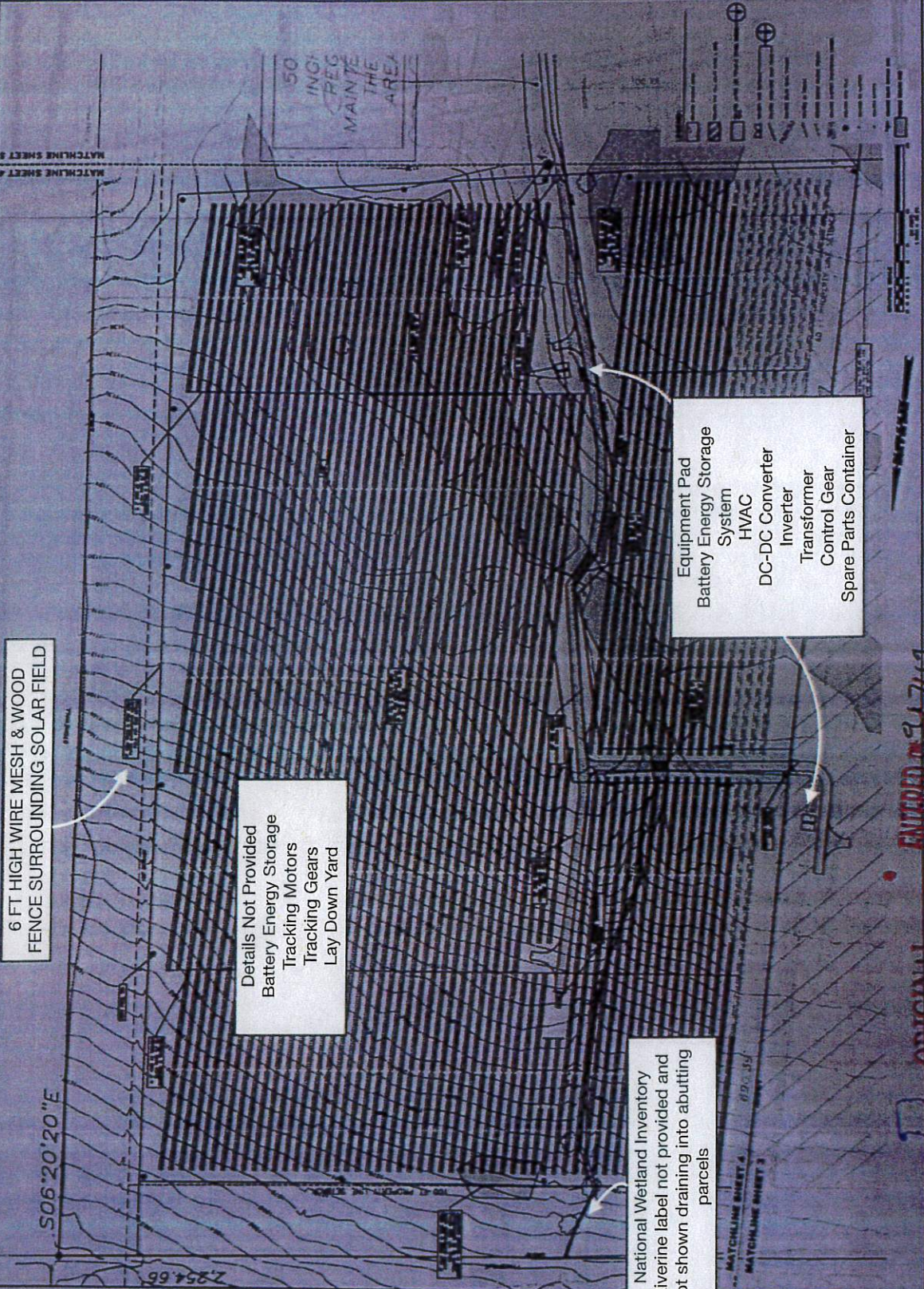
Details Not Provided
 Battery Energy Storage
 Tracking Motors
 Tracking Gears
 Lay Down Yard

6 FT HIGH WIRE MESH & WOOD
 FENCE SURROUNDING SOLAR FIELD

ENTERED IN PUBLIC RECORDS
 BY: [Signature]
 DATE: 2-2-22

ORIGINAL

Exhibit B Biggs/Bruning to Zoning Board June 20, 2022



6 FT HIGH WIRE MESH & WOOD FENCE SURROUNDING SOLAR FIELD

Details Not Provided
 Battery Energy Storage
 Tracking Motors
 Tracking Gears
 Lay Down Yard

National Wetland Inventory
 Riverine label not provided and
 not shown draining into abutting
 parcels

Equipment Pad
 Battery Energy Storage
 System
 HVAC
 DC-DC Converter
 Inverter
 Transformer
 Control Gear
 Spare Parts Container

50' INGRESS/EGRESS MAINTENANCE AREA

ENTERED IN 9-1-21 BY: MWD 2-3

ORIGINAL

300' north of Duanesburg Road

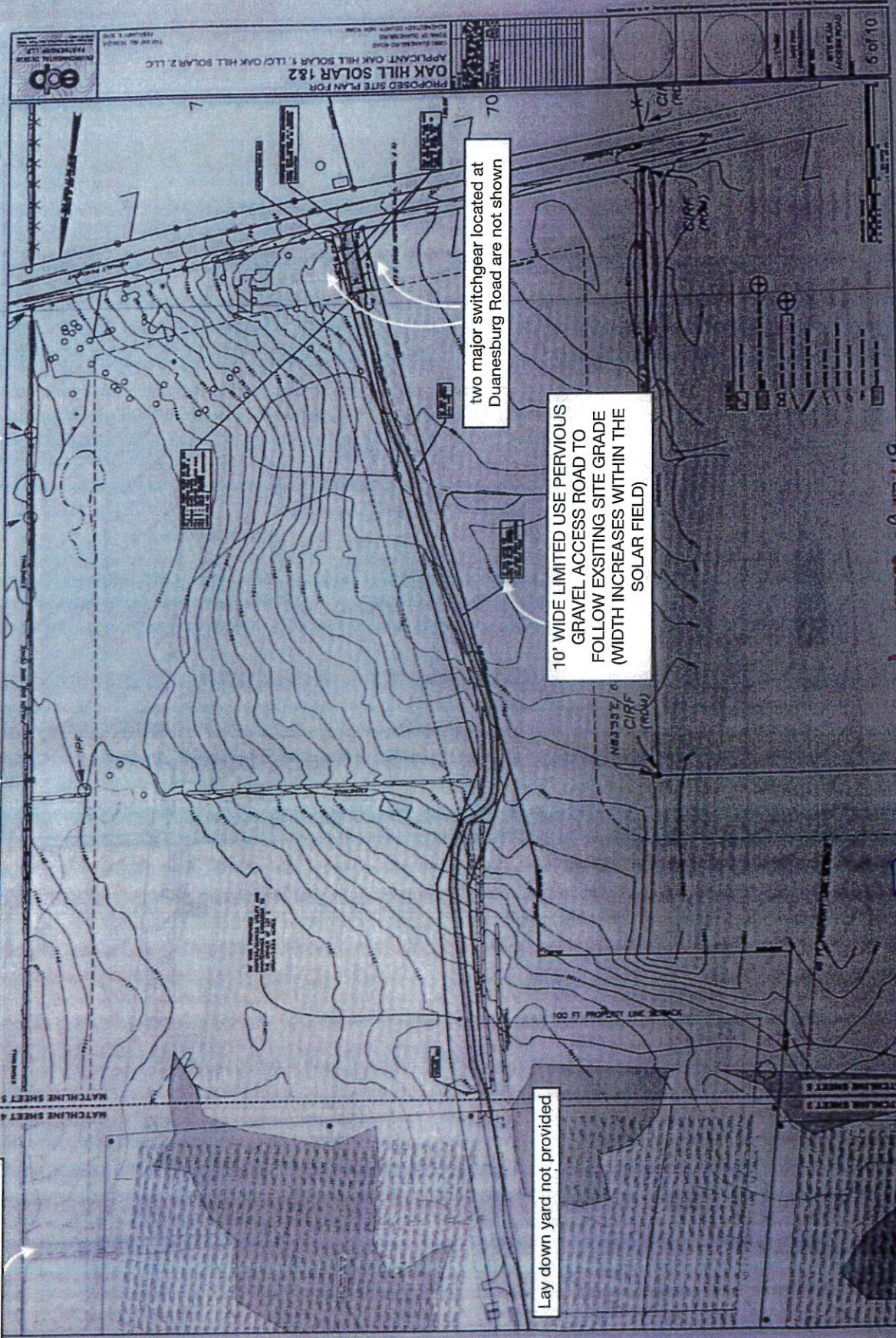
800' north of Duanesburg Road

1,500' north of Duanesburg Road

two major switchgear located at Duanesburg Road are not shown

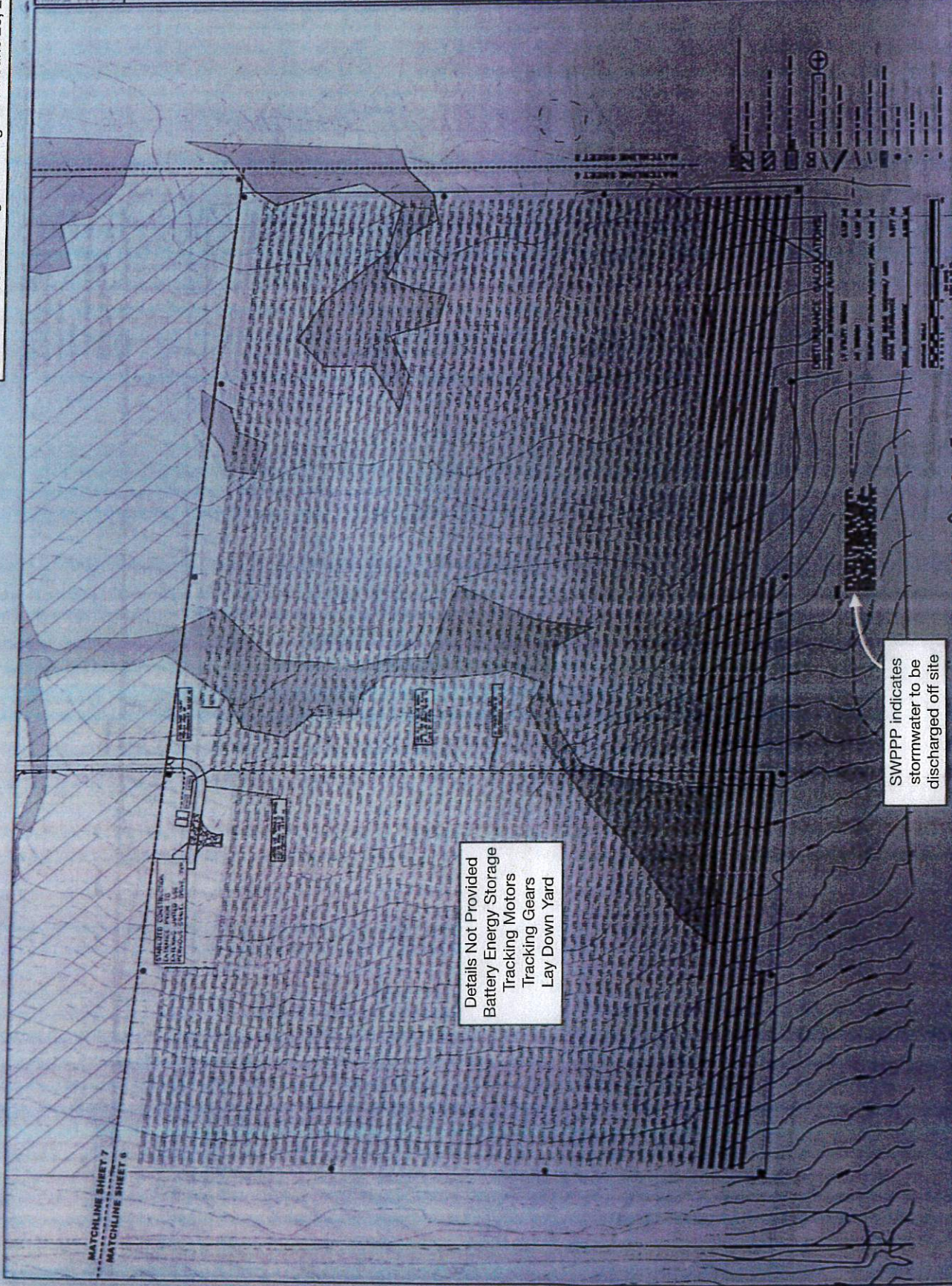
10' WIDE LIMITED USE PERVIOUS GRAVEL ACCESS ROAD TO FOLLOW EXISTING SITE GRADE (WIDTH INCREASES WITHIN THE SOLAR FIELD)

Lay down yard not provided



ENTERED ON 9/17/19 BY MP 230

ORIGINAL



Details Not Provided
Battery Energy Storage
Tracking Motors
Tracking Gears
Lay Down Yard

SWPPP indicates
stormwater to be
discharged off site

ENTERED DEPT. OF ENVIRONMENTAL CONSERVATION
ON 10/20/2021
MD 2110

ORIGINAL

DISTURBANCE CALCULATIONS

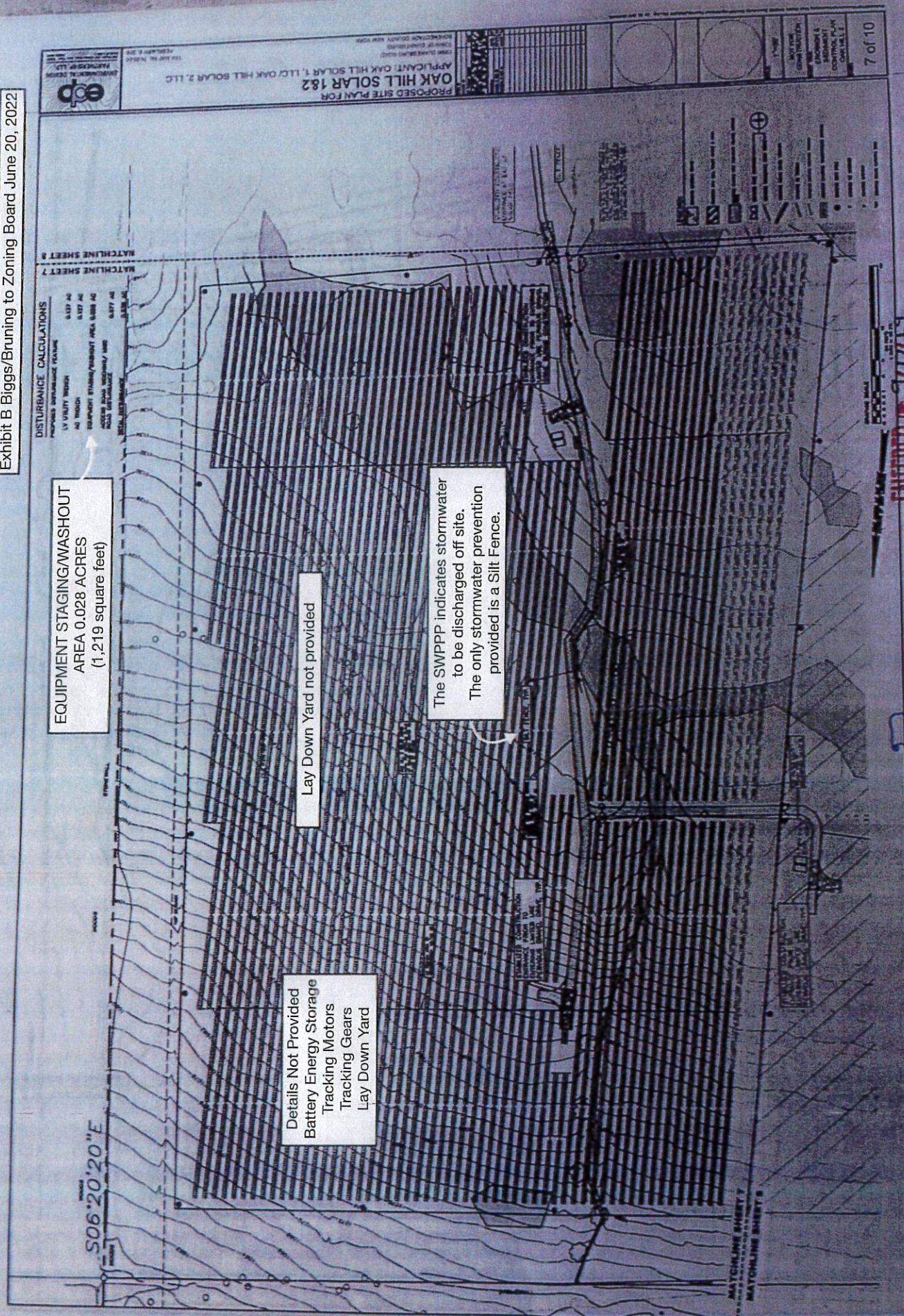
PROPOSED DISTURBANCE FEATURE	6,137 AC
IN UTILITY RIGHT-OF-WAY	6,137 AC
ADJACENT	6,137 AC
TREATMENT EFFICIENCY/SUPPORT AREA	6,137 AC
ACCURATE DATA NEEDED/NO MAP	6,137 AC
TOTAL DISTURBANCE	6,137 AC

EQUIPMENT STAGING/WASHOUT
 AREA 0.028 ACRES
 (1,219 square feet)

Lay Down Yard not provided

The SWPPP indicates stormwater to be discharged off site. The only stormwater prevention provided is a Silt Fence.

Details Not Provided
 Battery Energy Storage
 Tracking Motors
 Tracking Gears
 Lay Down Yard

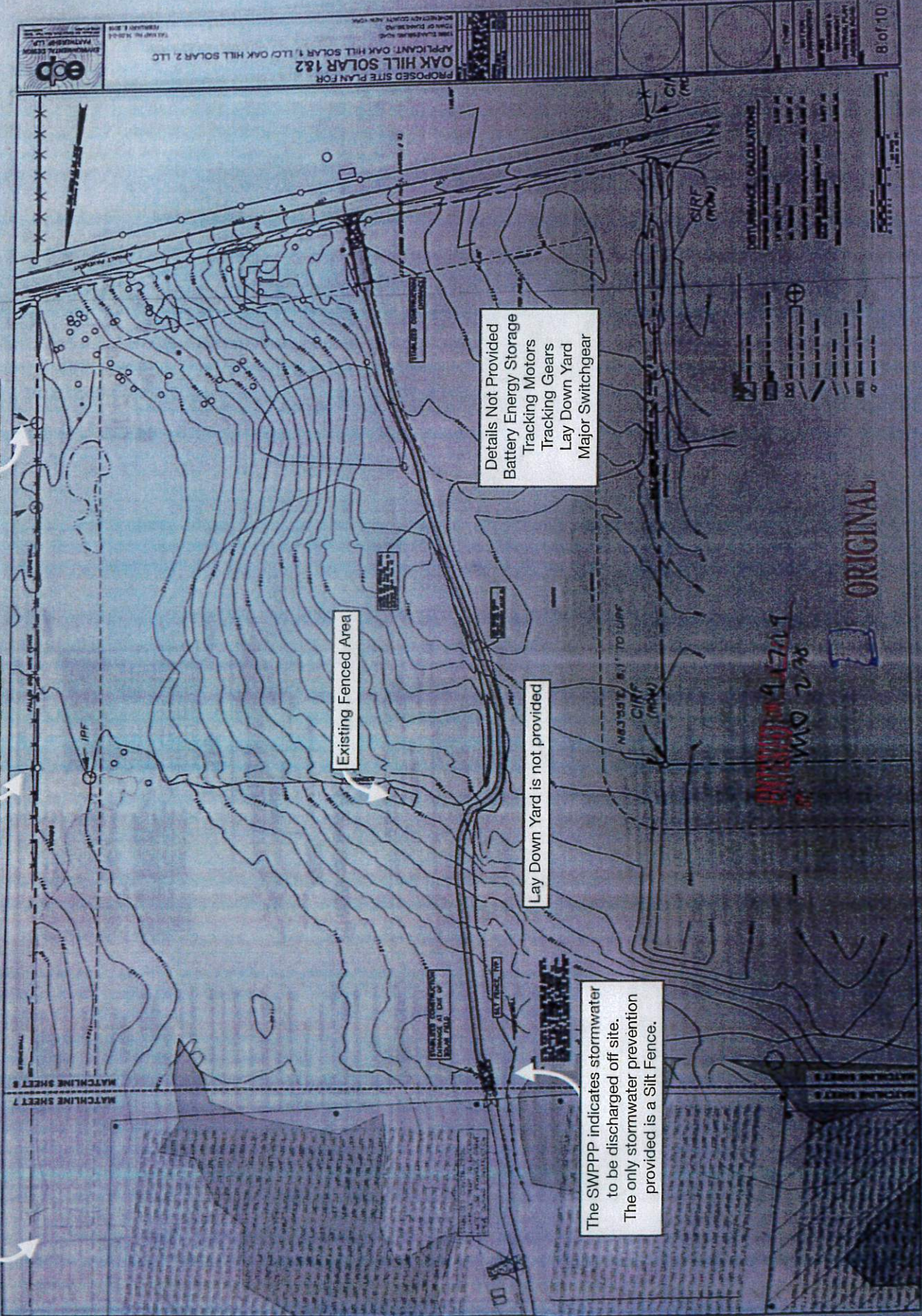


ORIGINAL
 ENTERED IN SYSTEM
 7-1-22

1,500' north of Duaneburg Road

800' north of Duaneburg Road

300' north of Duaneburg Road



Existing Fenced Area

Lay Down Yard is not provided

Details Not Provided
Battery Energy Storage
Tracking Motors
Tracking Gears
Lay Down Yard
Major Switchgear

The SWPPP indicates stormwater to be discharged off site. The only stormwater prevention provided is a Silt Fence.

PERFORMANCE CALCULATIONS

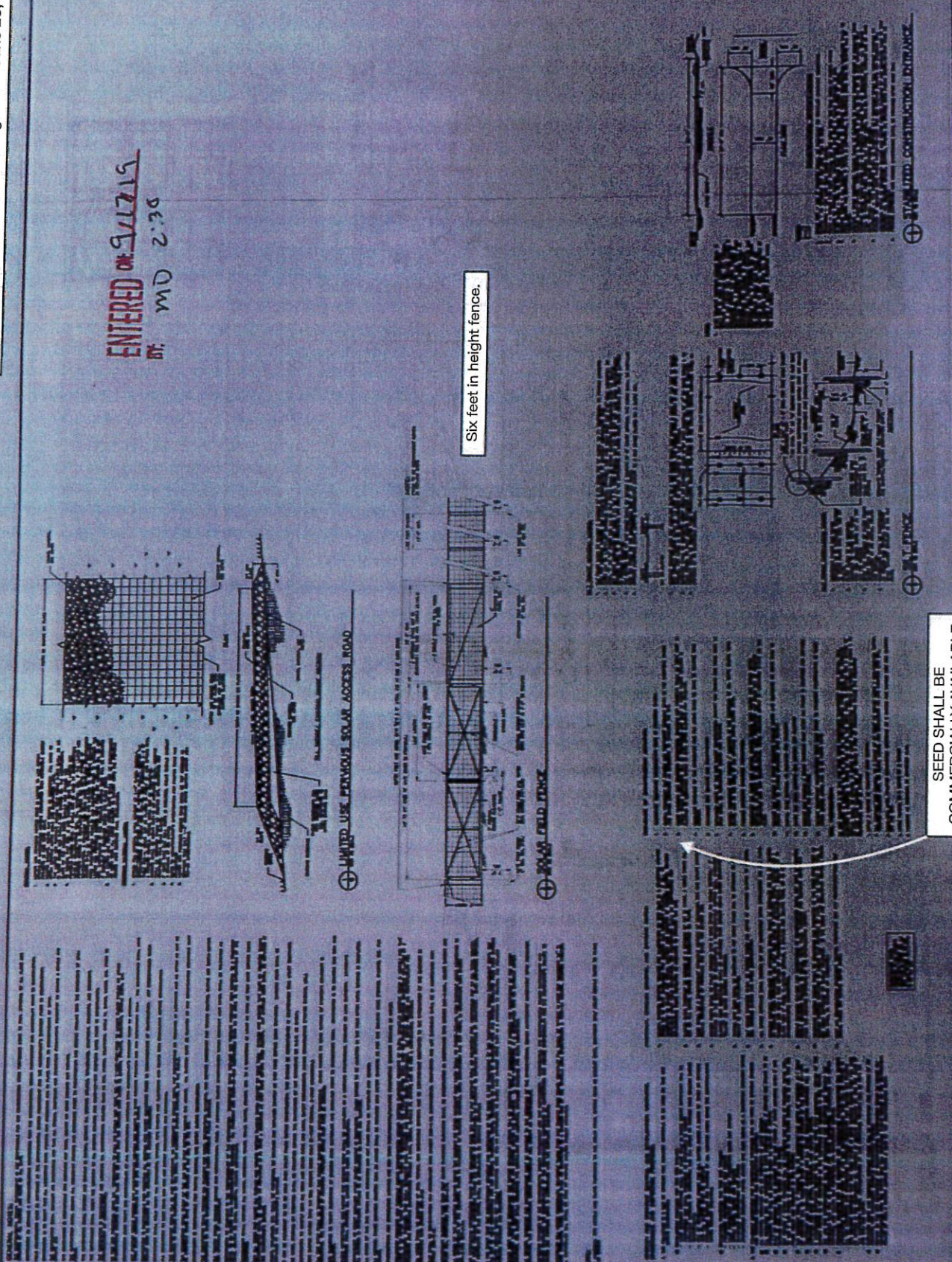
Item	Value
1. Total Area	100,000 sq ft
2. Total Volume	10,000 cu ft
3. Total Weight	100,000 lbs
4. Total Cost	\$100,000
5. Total Profit	\$50,000
6. Total Loss	\$50,000
7. Total Return	100%
8. Total Yield	100%
9. Total Efficiency	100%
10. Total Reliability	100%
11. Total Durability	100%
12. Total Safety	100%
13. Total Security	100%
14. Total Privacy	100%
15. Total Health	100%
16. Total Wellness	100%
17. Total Happiness	100%
18. Total Satisfaction	100%
19. Total Loyalty	100%
20. Total Commitment	100%
21. Total Passion	100%
22. Total Dedication	100%
23. Total Focus	100%
24. Total Determination	100%
25. Total Perseverance	100%
26. Total Resilience	100%
27. Total Flexibility	100%
28. Total Adaptability	100%
29. Total Creativity	100%
30. Total Innovation	100%
31. Total Entrepreneurship	100%
32. Total Leadership	100%
33. Total Management	100%
34. Total Organization	100%
35. Total System	100%
36. Total Process	100%
37. Total Method	100%
38. Total Technique	100%
39. Total Strategy	100%
40. Total Plan	100%
41. Total Program	100%
42. Total Project	100%
43. Total Initiative	100%
44. Total Campaign	100%
45. Total Operation	100%
46. Total Action	100%
47. Total Effort	100%
48. Total Work	100%
49. Total Task	100%
50. Total Job	100%
51. Total Career	100%
52. Total Profession	100%
53. Total Industry	100%
54. Total Market	100%
55. Total Economy	100%
56. Total Society	100%
57. Total Culture	100%
58. Total Values	100%
59. Total Beliefs	100%
60. Total Attitudes	100%
61. Total Behaviors	100%
62. Total Habits	100%
63. Total Skills	100%
64. Total Knowledge	100%
65. Total Wisdom	100%
66. Total Experience	100%
67. Total Expertise	100%
68. Total Mastery	100%
69. Total Excellence	100%
70. Total Perfection	100%
71. Total Quality	100%
72. Total Standard	100%
73. Total Benchmark	100%
74. Total Best Practice	100%
75. Total Innovation	100%
76. Total Disruption	100%
77. Total Transformation	100%
78. Total Evolution	100%
79. Total Revolution	100%
80. Total Change	100%
81. Total Progress	100%
82. Total Growth	100%
83. Total Development	100%
84. Total Improvement	100%
85. Total Optimization	100%
86. Total Efficiency	100%
87. Total Effectiveness	100%
88. Total Productivity	100%
89. Total Performance	100%
90. Total Success	100%
91. Total Achievement	100%
92. Total Fulfillment	100%
93. Total Satisfaction	100%
94. Total Happiness	100%
95. Total Well-being	100%
96. Total Health	100%
97. Total Wealth	100%
98. Total Power	100%
99. Total Influence	100%
100. Total Legacy	100%

ORIGINAL

ENTERED ON 9/17/19
BY: MD 2:30

Six feet in height fence.

SEED SHALL BE
COMMERCIALY AVAILABLE
MIXTURE OF PERENNIAL RYE
AND UTILITY GRADE FESCUE.

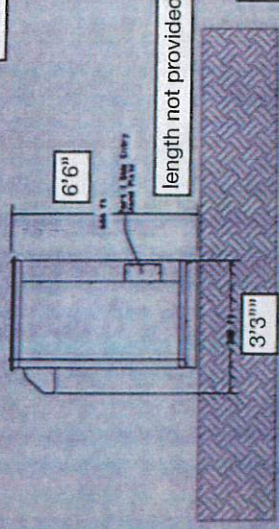


Wire is not in conduit.
Wire may not be removed
at decommissioning.
Wire coatings are known
to contain PFAS.



TRENCH CROSS SECTION (BY OTHERS)

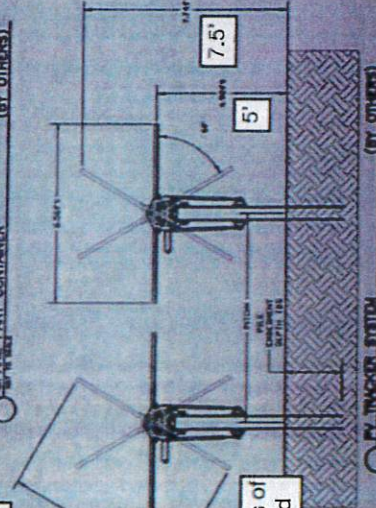
symbol for dirt
equipment pad not provided



length not provided

distance between rows of
panels is not provided

Module Length
is not provided



length

20'

SPARE PART CONTAINER (BY OTHERS)

length

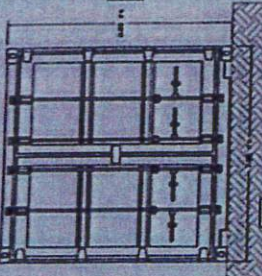
8'

width

8'

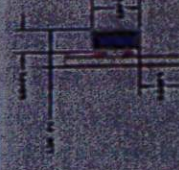
height

8'



ENTERED ON 9/17/19
BY: W.D. 2:38

- DETAILS NOT PROVIDED
- Battery Energy Storage
 - Equipment Pads
 - HVAC
 - Control Gear
 - Switchgear
 - Tracking Motor
 - Tracking Gear Assembly
 - Tracking Wiring Harness



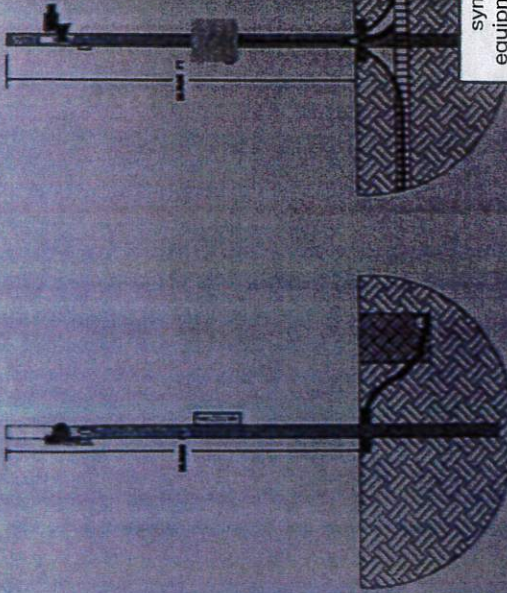
16'

Transformer station

length not provided

11'6"

symbol for concrete
equipment pad is provided



DC TO DC CONVERTER (BY OTHERS)

DC TO DC CONVERTER (BY OTHERS)

TRANSFORMER STATION (BY OTHERS)

TRACKING SYSTEM (BY OTHERS)



PROPOSED SITE PLAN FOR
OAK HILL SOLAR 1&2
APPLICANT: OAK HILL SOLAR 1, LLC/OAK HILL SOLAR 2, LLC
DATE: 08/14/2020
SCALE: AS SHOWN
DRAWN BY: J. BROWN
CHECKED BY: J. BROWN
APPROVED BY: J. BROWN

NO. OF SHEETS	10
SHEET NO.	10 of 10
DATE	
DESIGNED BY	
CHECKED BY	
APPROVED BY	
SCALE	
OTHERS	