



Town of Union Planning Board
DECISION FORM

Reports #3
6/1/22

Application Number: PB-2022-02-B

RECEIVED

Date Filed With Town Clerk:

May 20, 2022

MAY 20 2022

TOWN OF UNION CLERK

At a meeting of the Town of Union Planning Board held on: May 17, 2022

the following motion was made by: Kirsten Rose

and duly seconded by: Sue McLain

Moved that the Planning Board: Approve with Conditions

the application for: Site Plan Approval of Endicott NY Solar Farm

submitted by: Renua Energy / RE Sunance, LLC

for property located at: 525 Boswell Hill Road

Approval of this application is subject to the following conditions: Attached

By:

Marina A. Lane

Date:

May 20, 2022

RECORD OF VOTE

MEMBER NAME		AYE	NAY	RECUSED	ABSTAIN	ABSENT
Chair:	Lisa Miller	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Vice-Chair:	David Kudgus	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Member:	Susan McLain	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Member:	Kirsten Rose	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Member:	Thomas Crowley	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Member:	Scott Forster	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Member:	Mark Jaros	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Member:	Colleen Curtin, Alt.	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>



TOWN OF UNION

Department Of Planning

May 19, 2022

Todd Friedman, Managing Director
RESunance, LLC
42 Brett Lane
Bedford, NY 10506

Re: Site Plan Approval
Endicott NY Solar Farm
525 Boswell Hill Road
Tax Map #124.03-1-3

Dear Mr. Friedman:

On April 12, 2022, the Town of Union Planning Board approved the Negative Declaration under SEQRA for a five (5) MW community solar farm at 525 Boswell Hill Road, Endicott. On May 17, 2022, following a public hearing and approval of a special use permit for a large-scale solar farm, the Planning Board approved the site plan with the following stipulations:

1. The stormwater plan, SWPPP, shall be finalized prior to the issuance of any building permit. The contractor shall utilize erosion control and stormwater runoff preventative measures during construction, per the approved SWPPP.
2. The Town Department of Public Works and attorney shall review and approve the stormwater management system maintenance agreement and access easement and description. Subsequently, the maintenance agreement and access easement shall be filed with Broome County, and a copy of the filing receipt shall be submitted to the Town Planning Department prior to the issuance of a building permit.
3. The maintenance of the stormwater management system, including but not limited to swales, retaining walls and the bioretention basin, shall be the responsibility of the property owner. Should the project be decommissioned, maintenance of the stormwater management system shall continue to be the responsibility of the property owner until such time that the site has been restored to pre-construction conditions, as confirmed by the Code Enforcement Official.
4. A preconstruction meeting shall be held with the developer, contractor and Code Enforcement Officer prior to any land disturbance commences.
5. Dust and mud control shall be maintained throughout the construction period, including along Boswell Hill Road.
6. Prior to the issuance of the SWPPP Notice of Termination, one AutoCAD version 2021 and one PDF version of the as-built drawings must be submitted to the Engineering and Planning Departments. The as-built shall include the stormwater control system.
7. The Town of Union Department of Public Works requires the developer apply for a permit from the Highway Department for the installation of the access drive on Boswell

I, _____, do hereby agree to adhere to
all the conditions described in this Letter of Approval.

Print Name

Signature

Date

Cc: D. Byrne, President, Renua Energy, Inc.
J. Palumbo, R.L.A., ASLA, Klepper, Hahn & Hyatt Structural Engineering
J. Freer, DCPW Codes & Ordinances
L. Caforio, Commissioner of Public Works
L. Perfetti, Town Clerk
A. Pope, Town Attorney
L. Zier, B.C. Planning # 239-2022-031



Town of Union Planning Board
DECISION FORM

Reports # 2
6/1/22

Application Number: PB-2022-02-A

Date Filed With Town Clerk:

May 20, 2022

At a meeting of the Town of Union Planning Board held on: May 17, 2022

the following motion was made by: Tom Crowley

and duly seconded by:

Dave Kudgus

Moved that the Planning Board: Approve with Conditions

the application for:

RECEIVED

MAY 20 2022

Special Use Permit for Large-Scale Solar Facility

submitted by:

Renua Energy / RESunance, LLC

TOWN OF UNION CLERK

for property located at:

525 Boswell Hill Road

Approval of this application is subject to the following conditions: Attached

By:

Marina A. Lane

Date:

May 20, 2022

RECORD OF VOTE

MEMBER NAME		AYE	NAY	RECUSED	ABSTAIN	ABSENT
Chair:	Lisa Miller	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vice-Chair:	David Kudgus	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Member:	Susan McLain	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Member:	Kirsten Rose	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Member:	Thomas Crowley	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Member:	Scott Forster	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Member:	Mark Jaros	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Member:	Colleen Curtin, Alt.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



TOWN OF UNION

Department Of Planning

May 19, 2022

Todd Friedman, Managing Director
RESunance, LLC
42 Brett Lane
Bedford, NY 10506

Re: Approval of Special Use Permit for a Large-Scale Solar Project
Endicott NY Solar Farm
525 Boswell Hill Road
Tax Map #124.03-1-3

Dear Mr. Friedman:

On April 12, 2022, the Town of Union Planning Board approved the Negative Declaration under SEQRA for a five (5) MW community solar farm at 525 Boswell Hill Road, Endicott. On May 17, 2022, following a public hearing at which no one expressed concerns, the Planning Board approved the special use permit for a large-scale solar farm, with the following stipulations:

- 1 Per § 161.6 A.5(a) Decommissioning plan. All applications for large-scale solar energy systems shall be accompanied by a decommissioning plan to be implemented upon abandonment and/or in conjunction with removal of the system. The decommissioning plan shall address those items listed in this section and shall include:
 - [1] An estimate of the anticipated operational life of the system;
 - [2] Identification of the party(ies) responsible for decommissioning;
 - [3] A copy or description of any agreement with the landowner regarding decommissioning;
 - [4] A schedule showing the time frame over which decommissioning will occur and for completion of site restoration work;
 - [5] A cost estimate prepared by a qualified professional engineer, estimating the full cost of decommissioning and removal of the large-scale solar energy system;
 - [6] A financial plan to ensure that financial resources will be available to fully decommission the site.
- 2 Per § 161.6 A.5(b) All responsible parties shall enter into a decommissioning agreement with the Town reflecting the decommissioning plan agreed to by the parties and the time frame for completion.
- 3 Per § 161.6 A.5(c) Financial plan. The party(ies) responsible for decommissioning must provide a letter of credit or financial surety in an amount sufficient to fully cover the cost of decommissioning and implement the decommissioning plan. Prior to the

Most sincerely,



Marina A. Lane
Senior Planner

I, _____, do hereby agree to adhere to
Print Name
all the conditions described in this Letter of Approval.

Signature

Date

Cc: D. Byrne, President, Renua Energy, Inc.
J. Palumbo, R.L.A., ASLA, Klepper, Hahn & Hyatt Structural Engineering
J. Freer, DCPW Codes & Ordinances
L. Caforio, Commissioner of Public Works
L. Perfetti, Town Clerk
A. Pope, Town Attorney
L. Zier, B.C. Planning # 239-2022-031



Town of Union Planning Department
Minor Site Plan Review Notice of DECISION

Reports #1
6/1/22

Application Number: PD-2022-020 Date Filed With Town Clerk: 5/19/2022

Date of review: May 18, 2022

Name of Project under review: Outdoor Seating at the Brickyard Endwell

Limited to under canopy only

Applicant's Name Matt Collins

Decision: Approve with Conditions

the property located at: 800 Hooper Road, Suite 320

Approval of this application is subject to the following conditions: Attached

Submitted by: Marina A. Lane Date: 5/19/22

RECORD OF VOTE

Marina Lane

John Freer

yes - limited number of seats
yes - must meet NYS Fire Code

RECEIVED

MAY 19 2022

TOWN OF UNION CLERK



TOWN OF UNION

Department Of Planning

May 19, 2022

Matt Collins
800 Hooper Road, Suite 320
Endwell, NY 13760

Re: Brickyard Endwell: Outdoor Seating
Minor Site Plan Approval
800 Hooper Road, Suite 320
Tax Map #125.20-4-3.1

Dear Mr. Collins:

On May 18, 2022, the Town of Union Planning Department approved the site plan for outdoor seating for your existing restaurant, with the following stipulations:

1. The seating plan shows four 24" x 42" tables with four seats each, and four 29.5" x 29.5" tables with two seats each. The total number of outdoor seats shall not be increased without submitting a request to the Town of Union Planning Department.
2. A minimum of 42-inches shall be maintained at all times between the row of four seater tables and row of two seater tables.
3. Approval is for the use of the sidewalk area only directly in front of your premises for restaurant tables/chairs.
4. No tables, chairs, or other items may be placed in front of any other tenant's premises.
5. No tables, chairs, or other items may be placed on the blacktop. Please keep all items on the sidewalk under the front canopy.
6. This approval does not supersede any requirements or regulations of the property owner and/or New York State Liquor Authority.
7. Per NYS Fire Code 603.4.2.1.3 – Clearance to Combustible Materials:
Portable outdoor gas-fired heating appliances shall not be located beneath, or closer than 5 feet (1524 mm) to combustible decorations and combustible overhangs, awnings, sunshades or similar combustible attachments to buildings.
8. Per NYS Fire Code 603.4.2.1.4 – Proximity to Exits:
Portable outdoor gas-fired heating appliances shall not be located within 5 feet (1524 mm) of exits or exit discharges.

Please review this Letter of Approval carefully, and sign below to certify that you understand and agree to the stipulations. If you have any questions, please do not hesitate to contact me at (607) 786-2926.