

**APPROVED**  
**JOINT TOWN/VILLAGE OF CLAYTON**  
**PLANNING BOARD WORKSHOP**  
**OCTOBER 18, 2007**

**Board Members present:** Bud Baril, Paul Heckmann, Preston Lowe, John Kehoe, Larry Aubertine, Alternate John Summers

**Others present included:** Recorder Diane Clark, Representatives from the Orleans ZBA/Planning Board included David Reff and Larry Walldroff, Joint Town/Village Attorney Joseph Russell, Clayton Town Supervisor Justin Taylor, Bernier & Carr Consultant Rob Campany, Augusta Withington, Twyla Cushman Webb

**Townspeople present:** See attached sign-in sheet

**Workshop Topic: DGEIS review**

7:10PM - Chairman Baril welcomed everyone and reviewed topics to be discussed. He mentioned 35 people took the bus trip to Maple Ridge windfarm. If enough interest, another trip can be arranged.

Larry Aubertine - mentioned the NY Planning Federation – Training Guide for Technical Assistance Program for wind energy development could be very helpful and if we had enough people to attend they may come here to do a presentation.

John Kehoe – copied an article from the US Dept. of Energy (Executive summary wind energy program) for the board to read.

Rob Campany stated he has found a third Acoustical consultant in New England and has sent him a packet on the wind ordinance. He will set up a phone interview with him and several board members. He stated the three consultants have different backgrounds. One consultant has no association or experience with wind energy/turbines. Another works with a developer and the third did some work back in the 70's and 80's but nothing recent.

Twyla Webb stated she has 2 reports on property values and made three copies to circulate amongst the board.

Joe Russell stated he has not found any litigation on health and economic issues. He did find technical issues under SEQR Review process.

## **Topic Review**

- 1) Geology, soils and topography** – Group agreed to wait for report from DEC.
- 2) Fish & Wildlife** – DEC & Fish and Wildlife will be doing report.
- 3) Climate and air quality (during construction)** Group agreed to wait for reports. Justin Taylor stated he went to Maple Ridge and spoke with the Highway Supervisor and he said there was a high level of cooperation from the developer.
- 4) Visual and aesthetic resources** – (Effects on land views) Group agreed to wait until the computer generated mock-up was done.
- 5) Historic, cultural and archaeological resources** – Bernier & Carr will look into having a local archaeologist do research.
- 6) Sound** (Determine if setbacks are appropriate for proper sound levels) research in progress.
- 7) Transportation** (Primarily during construction) – Justin Taylor stated there are quite a few issues that need to be ironed out. The level of detail needs to be put in a proposal. State Roads would handle the trucks but the county and town roads wouldn't. Negotiations should begin sooner rather than later. A study should be done now. Rob Campany will work with Bob Bolton to start process.
- 8) Socioeconomics** –(PILOT, taxes, permit fees, land values, land resale, tourism, employment, additional expenses) Justin Taylor is researching.
- 9) Public Safety** – (during and after construction, fire/rescue, ice throw, emf – physical issues related to sound) PPM will report.
- 10) Community facilities and services** ( Health care, fire/rescue, police etc.) PPM will report.
- 11) Communication Facilities** ( TV, radio, cell communications) Rob Campany will search for specialist.
- 12) Land use and zoning** (use of land and impact to land and its use) PPM/EDR will report.
- 13) Biological resources** (land types-ecology of the wind district) DEC, Fish & Wildlife will report.

Respectfully submitted,

Diane Clark

Recording Clerk