

# Town of Canton

## Planning Board Meeting Minutes

November 14, 2022

Municipal Boardroom - 60 Main Street, Canton

6:00pm

### Members Present

Chairperson Debra Backus, Sigie Barr, John Casserly, Ian Mackellar, William Myers, Eric Barr (alternate)  
Recording Secretary Jeni Reed

### Members Absent

Betsy Hodge

### Others Present

Code Enforcement Officer Michael McQuade; Meghan Platt (Arcadis); Christian Schlesinger (Forefront Power); Kayla Kibling (B&L - via Zoom)

### Call to Order

The meeting was called to order at 6:00 pm by chairperson Debra Backus.

### Approval of Minutes

John Casserly made a motion to accept the minutes of the September 6, 2022 meeting; the motion was seconded by Ian MacKellar. All in favor; motion carried.

Ian MacKellar made a motion to accept the minutes of the September 12, 2022 meeting; the motion was seconded by John Casserly. All in favor; motion carried.

### Agenda Items

#### 1. Old Business

##### a. Discussion of proposed solar project at 22 Nickerson Road, Canton

Chairperson Debra Backus read from her meeting notes a summary of the proposed solar project (see attached), noting that the proposed solar project is a 5MW system, and that this meeting will serve as the pre-application conference for this project.

It was noted that the St Lawrence County Planning Board reviewed the project on October 13, 2022, and denied the special permit stating ongoing concerns about the usage of prime farmland for solar projects.

- Christian Schlesinger (Forefront Power) and Meghan Platt (Arcadis) offered a presentation of the proposed solar project.

- The proposed project would be a Community Solar Project, and the developers feel this parcel is perfect for the type of project proposed.
- The developers have consulted with National Grid and have a signed interconnection agreement along the Canton-Russell road for the three-phase connection.
  - The developers are working to schedule with National Grid to have the proposed access point and pole locations staked out for design work, and are hoping to do this next month.
- The St Lawrence County Planning Board in their review indicated that the project would need vegetative screening, so the developers are currently working on a landscaping plan for the site to address these concerns. A new set of site plans will be provided which will include landscaping and vegetative buffers.
- The current site is all meadowland, and no clearing will be required for the project. No herbicides or pesticides will be utilized at any time.
- There is a natural spring located on the Eastern side of the property; the developers noted that their plans include a 100 foot buffer from this area (not as a requirement, but for safety considerations).
- There are some identified wetlands located on the property.
  - The proposed equipment pad will be relocated from the original site plan to prevent any encroachment.
  - The DEC mapper online shows that the wetlands on the Northern side of the property are considered within DEC jurisdiction; there are no other DEC wetlands on the property.
    - The Planning Board requests that the developers provide a formal statement from the DEC regarding the wetlands on the property.
  - Developers indicated there is a 50 foot buffer between the project and the DEC wetlands, and a 100 foot buffer between the project and the stream. Once the revised site plans are received, these buffers should be confirmed.
  - It was noted that a lot of water runs along the Eastern side of the property at certain times; the proposed project should avoid these concerns being approximately 10 feet upland from this area.
- It was noted by the developers that the recommendation letter from Barton & Loguidice (B&L) has been received, and they are working to address the concerns.
- Chairperson Debra Backus shared her notes on the project for the record (see attached).
  - The various documents submitted by the developers have inconsistent documentation of the parcel size and location of the parcel. The solar developers stated this would be corrected in their revised documents.
  - The developers were asked if an easement will be required for the interconnection. No highway easement is necessary; however there will be an easement arranged between the landowner and National Grid for the location of required poles.
  - The developers are proposing 12,090 panels on single access trackers. They will be pile driven with no grading of the site. The maximum height of the panels will be 20 feet.
  - The project parcel is made up of 8% prime farmland, currently used for hay production. The land does not receive agricultural valuation. The parcel is not tilled. The developers will submit the agricultural array footprint in their revised documentation.
  - The board asked if the developers could move the array to avoid prime farmland. The developers stated they could not as wetlands are to the north and east of the parcel and the project is already against the property line on the west and south.

- The developers stated no tree clearing will be done on this site. No herbicides or pesticides will be used.
- A grading plan was requested by the board members. The developers stated there is no slope greater than 10% on the project parcel. A grading plan will be submitted as part of the revised site plans.
- A landscaping plan is being developed for the project. The solar panels are in a location visually impacted by neighboring residences. A visual impact analysis will be completed and submitted by the developers.
- It was determined that the project proposal is not yet in a condition to complete SEQR Part I; however, the developers felt they could have this ready by the end of the week. A meeting was scheduled for November 21, 2022 at 6pm to review SEQR Part I of this project.
  - It was noted that the SHPO requirements will take longer to complete, but were likely not needed for the SEQR Part I review.

## 2. New Business

- a. Cypress Creek Issues (Bill Buchan) - Due to a scheduling conflict, Mr. Buchan was unable to attend tonight's meeting and as such this item was tabled to the next meeting of the Town Planning Board.
- b. Future Meeting Scheduling - several meetings have been scheduled through the beginning of December; full details are provided in the next section of these minutes.
- c. Other
  - i. A letter from Village of Canton Mayor Michael Dalton dated November 14, 2022 was provided to Chairperson Backus regarding the proposed solar project on State Highway 310. The letter was read aloud for the record (see attached). A discussion was held among board members regarding the project, with concerns regarding visibility and location but also feasibility of other projects (as yet unproposed) at that location.
  - ii. It was noted that board members are permitted to comment publicly and participate in community action regarding projects not within their purview (including but not limited to the proposed "Rich Road" solar project).

## Next Meetings

Upcoming meetings of the Town Planning Board are tentatively scheduled as follows:

- November 21, 2022 at 6pm (Nickerson Road solar project SEQR Part I)
- November 28, 2022 at 6pm (Meade Road solar project public hearing and SEQR Parts II & III; potential final review)
- November 29, 2022 at 6pm (Town of Canton Zoning Code Update Review)
- December 1, 2022 at 6pm (Old Dekalb Road solar project SEQR Part I)
- December 5, 2022 at 6pm (State Highway 310 solar project public hearing and SEQR Parts II & III; potential final review)

All meetings will be held in the boardroom of the municipal building at 60 Main Street, Canton. The option to "view-only" will be made possible by way of Zoom Virtual Meeting.

## Adjournment

A motion was made to adjourn the meeting by John Casserly; the motion was seconded by William Myers and carried. The meeting was adjourned at 7:28 pm.

Date: November 15, 2022

Jeni Reed  
Recording Secretary

November 14, 2022

Applicant: FFP NY Canton Project 1 LLC

Judson Street Solar

Request: Derek Sanderson is requesting a special permit and site plan review for the purpose of a 5 MW alternating current solar system on 23.9 to 25 acres of a 74.6-acre agricultural parcel (Tax Map Parcel 103.001-1-3.1.) located on 22 Nickerson Road. The subject land is in the town of Canton adjacent to the village boundary. It's in agricultural district #2.

Per Zoning law 70-24, the proposed project is in a rural zone and a major solar system is permitted in this area with a site plan review and a special permit.

Per article VI, 70-33 zoning law 70-33 alternate energy systems, p. 7031 requires a building permit and a site plan review, indicate the potential effect on neighboring properties from noise, odor, aesthetic, health, or safety considerations of the system. System is required to be structurally and aesthetically maintained.

The town board has directed the town planning board to be lead agency for SEQR pertaining to solar projects in the town. This project is a Type I action b/c it involves more than 25 acres and therefore requires a full SEQR & a coordinated review with involved and interested parties.

The project was referred to SLC planning board because it is located w/in 500 feet of the village boundary, and it is a farm operation in an agricultural district. On October 13, 2022, the SLC Planning Board disapproved the special permit for this project. The SLC Planning Board expressed their ongoing concern about the siting of solar energy systems on prime farmland which can adversely affect the long-term viability of the county's agricultural industry. Solar energy facilities, proposed in the township of Canton, are projected to displace 10% of Canton's prime, and prime if drained soils available for agricultural production. This is the highest displacement of any town in the county.

Per Article III Permits 70-11 (7012) – this is a preapplication conference for this project.

70-24 Rural Zone (7019) & a solar system is allowed by special permit

Feature	Required	Provided	To Do	Follow Up
Special Use & Sign Permit Per Town Code, all means of shutting down the photovoltaic solar energy system shall be clearly marked on the Site Plans and building permit applications	Yes.	Partially Compliant Special use permit dated 9/26/2022.	<ol style="list-style-type: none"> <li>1. Add sign requirements to the permit.</li> <li>2. SLC Planning board, 10/13/2022, comment # 6 recommends we impose a sunset provision of one calendar year for the applicant to secure a building permit for the project before the special use permit expires.</li> <li>3. B&amp;L, 11/1/2022, comment #35. Add the means of shutting down the photovoltaic solar energy system on the building permit applications</li> </ol>	

Feature	Required	Provided	To Do	Follow Up
Solar Law: Sign listing ownership and contact information plus warning signs on equipment (12 and 4 sq ft max).	Solar Law: Sign listing ownership and contact information plus warning signs.	Not submitted	<ol style="list-style-type: none"> <li>1. B &amp; L, 11/1/2022, comment # 33 add a sign detail including dimensions of the proposed sign on the site plans.</li> <li>2. B &amp; L, 11/1/2022, comment # 34 Please revise the Site Plans to add a clearly visible warning sign, not to exceed 4 square feet, concerning voltage at the base of all pad-mounted transformers and substations.</li> </ol>	
Lease	Yes	Incomplete, Signed 9/1/2020.	B & L, 11/1/2022, recommends a revision & resubmittal with the required exhibits that are missing.	
National Grid Interconnection Contract	Yes	Signed by John Napolitano, dated 08/12/2022	Compliant	None
Transmission lines and Interconnection	Placed underground	Not submitted Six utility poles laced 20" apart.	<ol style="list-style-type: none"> <li>1. SLC Planning board, 10/13/2022, comment #3 recommends all utility poles installed on the site be tall enough to provide 18' clearance as measured from the shortest distance between the electrical lines and final grade so that if the poles remain, they will not interfere with the use of farm equipment if the land is put back into production.</li> <li>2. B &amp; L, 11/1/2022, comment # 26 recommends revise the site plans to include notes on buried utilities.</li> <li>3. Add schematic of the interconnections and transmission lines to the site plans.</li> <li>4. Add where the shut-off will be located w/in the interconnection poles to the site plans.</li> </ol>	

			5. Add where the power interconnection is located to the site plans.	
Equipment Specification Sheets	Yes	Partially Compliant Bifacial solar panels spec. sheets submitted	Submit all equipment specification sheets, e.g. inverters, transformers, etc.	
Ag Data Statement	Required (b/c site is in ag district)	Not dated or completed	B & L, 11/1/2022, comment #52 Submit a completed Ag Data Statement.	
Prime soils	Proposed major solar collection systems shall minimize the displacement of prime soils that are in active agricultural production.  Per Town Code and NYSDAM guidelines, removal of any prime agricultural soil from the subject property is prohibited.	What is the Array footprint made up of o Prime (acres) o Prime if drained () o Soils of statewide importance (acres)	1. SLC Planning board, 10/13/2022, comment #2 recommends a plan that identifies how land within the fenced area will be used to accommodate a compatible agricultural use while the array is in operation. 2. B & L, 11/1/2022, comment # 31 update Site Plan Drawings to indicate which soil types on Sheet C-01 are prime soils, prime soils if drained, and soils of statewide importance. 3. B & L, 11/1/2022, comment # 30 Clearly indicate removal of any prime agricultural soil from the subject property is prohibited in a note on the Site Plans.	
Comprehensive Plan Section 5: Resiliency and Sustainability	Town-wide recommendations, 5.4, promote alternative energy while prioritizing protection of prime farmland	Not compliant  Can the array be moved to avoid prime farmland??	10/13/22 SLC Planning Board: Prime and prime if drained farmland is present on the proposed site.  B & L, 11/1/2022, comment # 25. Include the following general notes on the Site Plans: a. There shall be a designated environmental monitor on site whenever construction or restoration work is occurring on agriculture land and shall coordinate with NYS Dept. of Ag & Marks, Division of Land and Water Resources, to develop a schedule for	

			<p>inspections and ensure compliance with the Department's Guidelines for Agricultural Mitigation for Solar Energy Projects, revised 4/19/2018.</p> <ul style="list-style-type: none"> <li>b. Prior to Construction, topsoil sampling to be performed per the NYSDAM Guidelines, revised 4/19/2018, Construction Requirements section.</li> <li>c. Topsoil stockpiles on agricultural areas left in place prior to October 31st should be seeded with Aroostook Winter Rye or equivalent at an application rate of three bushels (168 lbs.) per acre and mulched with straw mulch at a rate of two to three bales per 1000 sq. ft. Topsoil stockpiles left in place between October 31st and May 31st should be mulched with straw at a rate of two to three bales per 1000 sq. ft. to prevent soil loss.</li> <li>d. Any topsoil removed from permanently converted agricultural areas (e. g. permanent roads, etc.) should be temporarily stockpiled and eventually spread evenly in adjacent agricultural areas within the project Limits of Disturbance (LOD); however not to significantly alter the hydrology of the area.</li> <li>e. Site restoration and material disposal to be performed per the NYSDAM Guidelines, revised 4/19/2018, Post Construction section.</li> </ul>	
--	--	--	---	--

Feature	Required	Provided	To Do	Follow Up
Solar Law Setbacks	Solar Law Min 25' 100' from residential neighbors. Rural Zone Law Setbacks: Front 75', sides 15', rear 30', Frontage 200', min lot 1 acre C: Front 100', sides 15', rear 20', Frontage 200', min lot: none	Incomplete Site plans, page C.01 States front setback to residences is 100' Side setback is 45' minimum & Wetland buffer is 100'	B & L, 11/1/2022, comment # 28 provide a zoning data table that compares the provided zoning requirements (i.e., minimum lot width, minimum setbacks, etc.) and actual proposed dimensions to the site plans.	
Fencing	6', no barbed wire, wildlife friendly, self-locking gate	Compliant Site Plan C.06 - 2" mesh chain link fence, 7' tall with 6" wildlife gap. Vehicle access gate is 20 ft wide, 7 ft tall with a 6-inch wildlife gap.	None	None
Access Road	Built along field edges, elevation contours, 16' width, no impervious materials	Partially Compliant Site Plans C.03 shows a pervious 20' access road, the proposed pervious access road section adjacent to the utility pole area is 20 feet wide.	B&L, 11/1/2022, comment #32. Please verify access driveway turning radii.  Comment #37 Please indicate on Sheet C-05 that subgrade for the limited use pervious access road shall be roughened where sheared and sealed by heavy equipment prior to the installation of geogrid/geoweb and crushed stone material.	

Feature	Required	Provided	To Do	Follow Up
Safety	Share information with fire department and identify shut down on site plan	No	<ol style="list-style-type: none"> <li>1. 10/13/22 SLC Planning Board, comment #5: submit evidence that malware software is installed.</li> <li>2. B&amp;L 11/1/22 comment #51 - Provide a letter from Fire Department acknowledging receipt of the Site Plan Drawings and verifying approval of proposed access for fire and emergency vehicles.</li> <li>3. Add a knock box on the utility gate.</li> <li>4. B&amp;L, 11/1/2022, comment #35. Add the means of shutting down the photovoltaic solar energy system on the Site Plans and building permit applications</li> </ol>	
Tree and existing vegetation removal	Minimize or offset planting	Not provided	B&L, 11/1/22, comment #41 - include a landscaping plan and details that indicate the location, type, and initial height of trees to be planted for screening.	
Zoning Law 70-33 Alternate energy systems	Reduce impacts on neighboring property owners	Not provided	10/13/22 SLC Planning Board submit a robust landscaping plan to help visually screen the solar energy facility from neighboring residential properties along Nickerson and CR 25. The plantings should consist of 6' tall evergreen trees, excluding the cedar varieties.	
Solar collector glare	Minimize reflective glare and/or glint toward any inhabited buildings on adjacent properties and roads.	Not provided	11/1/2 B&L, comment #23 submit a glare analysis given the location of the proposed solar facility to several residences & CR 25.	

Feature	Required	Provided	To Do	Follow Up
Noise Analysis	Minimize	Not provided	11/1/2 B&L, comment # 22 Complete a sound study to estimate the noise levels generated from the inverters at the nearest property line to demonstrate that the noise impact associated with the operation of the solar facility is not an issue for neighbors. The noise analysis should be performed in accordance with the NYSDEC Noise Program Policy.	
Visual Impact Analysis	Minimize visual impact to neighboring properties	Not provided	11/1/2 B&L, comment # 21 a. Submit a visual impact assessment of the proposed solar facility in accordance with NYSDEC Guidance document DEP-00-2 titled "Assessing and Mitigating Visual and Aesthetic Impacts" dated December 13, 2019. b. Prepare a viewshed analysis map c. Submit photo simulations that depict the proposed solar arrays in relation to the project site from sensitive receptor locations in all directions. The photo simulations should display the view of current site conditions, the view with the solar panels in place, and the view with vegetation screening in place if the solar panels will be visible from sensitive receptor locations. d. Include neighboring residential properties and local roadways. e. Include designated scenic byways if solar arrays may be visible from any point of a byway. Include line of sight profiles and elevation views for each of the photo simulation locations.	

Feature	Required	Provided	To Do	Follow Up
Exterior lighting	Any exterior lighting installed within the facility shall be downcast and dark sky compliant with recessed bulbs and full cut off shields.	Not Provided		
Site Plans	Required	Partially Compliant	<ol style="list-style-type: none"> <li data-bbox="850 506 1182 1079">1. B&amp;L 11/1/22, comment #27 Identify/label onsite slopes between 5% and 10%, and greater than 10%. Level spreaders, terraces, or berms may be needed in areas where solar panels are proposed at slopes greater than 5% to dissipate energy and maintain sheet flow. Installations on slopes greater than 10% will require an engineered plan that ensures adequate treatment and the safe non-erosive conveyance of runoff.</li> <li data-bbox="850 1079 1182 1234">2. B&amp;L 11/1/22, comment #29 provide the limits of the proposed lease area and access easement on the Site Plans.</li> <li data-bbox="850 1234 1182 1478">3. B&amp;L, 11/1/22, comment #36 Revise the Plans to show silt fence installed along contours per NYS Standards and Specifications for Erosion and Sediment Control (November 2016).</li> <li data-bbox="850 1478 1182 1633">4. B&amp;L, 11/1/22, comment #39 Is grading proposed? If so, please provide proposed contours on the Site Plans.</li> <li data-bbox="850 1633 1182 1789">5. B&amp;L, 11/1/22, comment #38 revise the notes on Sheet C-02 to reference the correct details and sheet numbers.</li> <li data-bbox="850 1789 1182 1892">6. B&amp;L, 11/1/22, comment #40 add to the Plan Set all details and locations of the major project</li> </ol>	

Feature	Required	Provided	To Do	Follow Up
Property operation and maintenance plan	A property operation and maintenance plan is required, describing continuing photovoltaic maintenance and property upkeep, such as mowing, trimming, etc. Any such plan shall propose that the property maintain a neat and orderly appearance consistent with surrounding properties. The property shall always be maintained in a manner consistent with all properties within the Town of Canton.	Partially Compliant	<p>components (e.g., battery storage enclosure, inverters, stormwater practices, level spreaders, etc.).</p> <ol style="list-style-type: none"> <li>1. B&amp;L 11/1/22 comment #42 update to include the following:               <ol style="list-style-type: none"> <li>a. A project specific description/narrative.</li> <li>b. A map indicating the limits of maintenance for the Operator/Owner.</li> <li>c. Identify the specific stormwater practices used on site and identify common issues for each practice (i.e., excessive vegetation, types of erosion, sediment accumulation, etc.) and how these items will be rectified when encountered.</li> <li>d. Include inspections of stormwater structures for the lifetime of the solar facility.</li> </ol> </li> <li>2. B&amp;L 11/1/22, Comment #43 submit a copy of the maintenance agreement as a condition of final approval.</li> </ol>	

Feature	Required	Provided	To Do	Follow Up
SWPPP	A plan for clearing and/or grading the site and Stormwater Pollution Prevention Plan (SWPPP) for the site must be included.	Not Provided	<p>B&amp;L 11/1/22 comment #24 revise to include the following:</p> <ul style="list-style-type: none"> <li>a. Information describing existing and proposed cover type, as well as maintenance of proposed vegetative cover.</li> <li>b. Soil testing results as required depending upon proposed stormwater management practices.</li> <li>c. Hydrologic and hydraulic modeling demonstrating that post-development peak flows are equal to or less than pre-development peak flows for the 1-, 10-, and 100-year storm events.</li> <li>d. Calculations showing that all water quality and runoff reduction volume requirements are met. Use the green infrastructure worksheets available from the NYSDEC's website to complete these calculations and provide supplemental calculations and /or narrative as necessary.</li> <li>e. Calculations confirming the adequate sizing of the vegetated and dry swales.</li> <li>f. Operation and maintenance manual for all permanent stormwater management practices.</li> <li>g. Completed Notice of Intent (NOI).</li> <li>h. Construction Sequencing Plan, including Phasing Plan for land clearance, stabilization, and installation/vegetation.</li> <li>i. NYSDEC guidelines for De-compaction.</li> <li>j. All correspondence between regulatory agencies regarding land disturbance.</li> </ul>	Submit updated SWPPP and appendices to reflect the layout change presented in the September 19, 2022, dated drawing set.

			<p>k. A description of construction means and methods to prevent disturbance during construction of the piles and security fence is required within the SWPPP to verify that the installation of these elements within the C&amp;S screened wetlands will not be considered a regulated activity. Per the 2016 Memorandum on Federal Regulation of Solar Arrays in Wetland from USACE, although installation of piles driven into wetlands without grubbing of soil is not considered a regulated activity, mowing of vegetation within wetland area is a regulated activity. The Plans should clearly delineate the limits of proposed vegetative cover and maintenance limits for mowing</p>	
--	--	--	--	--

Feature	Required	Provided	To Do	Follow Up
Decommissioning Plan	Bond (surety), with escalator Plan: lease detail, infrastructure removal and site remediation, cost estimate, ownership change	Partially Compliant	<ol style="list-style-type: none"> <li data-bbox="846 226 1183 531">1. SLC Planning Board comment #4 – Omit the salvage value of the facility’s equipment and materials and revise to state “<i>irrevocable</i> line of credit’ as a form of financial assurance that may be secured by the applicant.</li> <li data-bbox="846 531 1183 684">2. 11/1/22 B&amp;L comment #44 Revise the Project address to be consistent throughout the Decommissioning Plan.</li> <li data-bbox="846 684 1183 1625">3. B&amp;L, 11/1/22 Comment #45. Please revise the itemized decommissioning cost estimate based on the actual quantities of equipment and materials that will be removed from the site (e.g. solar panels, mounting racks and steel supports), and the associated labor cost to dismantle the equipment and load it onto a haul truck for transport to a permitted disposal facility. The cost estimate must also include the associated equipment rental fees, hauling and material disposal costs (i.e., tipping fees). The decommissioning cost estimate must be based on the use of prevailing wage rates in the event that the Applicant abandons the project and the Town needs to put the decommissioning work out for public bid.</li> <li data-bbox="846 1625 1183 1778">4. B&amp;L 11/1/22 comment #46. Eliminate the salvage credit in the decommissioning cost estimate.</li> <li data-bbox="846 1778 1183 1898">5. Provide a letter from a disposal/recycling site indicating that today they would agree to accept the</li> </ol>	

			<p>waste/recyclables from the project site.</p> <p>6. B&amp;L, 11/1/22 comment #47. Include in the Decommissioning plan a statement that at least 60 days prior to the end of each successive three (3) year period after the execution of this Agreement, the Owner shall provide the Town with an updated decommissioning plan setting forth an updated estimate for the Decommissioning of the Project, which updated estimate shall be subject to review and approval by the Town, which approval shall not unreasonably be withheld, conditioned or delayed. Within thirty (30) days after the Town's approval of the updated estimate, the Security shall be changed to reflect the updated estimate approved by the Town for such Decommissioning of the Project. Any such updated and approved decommissioning plan shall be deemed the "Decommissioning Plan" hereunder. For avoidance of doubt, the updated estimate will use the estimated decommissioning cost as a template in the updated decommissioning plan.</p> <p>7. B&amp;L 11/1/22 comment #48. Provide the amount of the Decommissioning bond or financial security to the Town of Canton to be equivalent to 125% of the estimated cost to conduct site decommissioning and site restoration activities and include an escalator of 2% annually for the life of the proposed solar facility.</p>	
--	--	--	---	--

			<ul style="list-style-type: none"> <li>• Include supporting language if ownership changes.</li> </ul>	
Feature	Required	Provided	To Do	Follow Up
PILOT Agreement	Yes	No	11/1/2022 B&L comment #49 Needs to be done.	
Community Benefit Plan	Yes	No	11/1/2022 B&L comment #49 Needs to be done.	
New York State Office of Parks, Recreation and Historic Preservation	Yes	No	Please submit SHPO letter of no effect	
USACOE	?	No	<ol style="list-style-type: none"> <li>1. Submit Army Corp of Engineers letter stating jurisdiction of the wetlands.</li> <li>2. Submit ACOE Nationwide Permit.</li> </ol>	
NYSDEC	Wetlands considered jurisdictional for the state must go through Article 24 permitting process.	Wetlands are on the project site.	Submit the NYSDEC letter stating no jurisdiction.	
NYSDAM	Required	Not provided	Submit NOI as part of the NYSERDA process. NOI to NYSERDA will be required for referral to Ag & Markets.	

# VILLAGE OF CANTON, NEW YORK

60 MAIN STREET, CANTON, NEW YORK 13617-1267

TELEPHONE (315) 386-2871

FAX (315) 386-1361

November 14, 2022

Town of Canton Planning Board  
Debra Backus, Planning Chair  
60 Main Street  
Canton, NY 13617

Dear Ms. Backus,

The Village of Canton Board of Trustees agrees with the St. Lawrence County Planning Department's recommendation to reject the proposed North Woods Solar Array located on the 71-acre parcel at 295 Route 310. The development's location is immediately adjacent to the Village of Canton's municipal boundary and, due to the accessibility of Village water and sewer infrastructure, is a prime location for future Village development. A review of Canton's Comprehensive Plan, adopted by the Town and Village of Canton and the Village of Rensselaer Falls in October of 2019, indicates guiding principles and recommendations for development.

First, the guiding principle of economic growth: "Leverage Canton's central location in St. Lawrence County to create a cultural and economic center by providing quality infrastructure and technology, expanding existing businesses and enhancing housing options" (4-1) supports the Town-wide recommendations to:

4.1 Promote the redevelopment of existing properties and reuse of existing buildings to retain a compact development pattern and support downtown and the hamlets.

4.2 Implement land use tools as stated in the Future Land Use section to direct growth and investment to the downtown core, where infrastructure already exists and there is capacity to support future growth (4-8).

4.35 Provide a diversity of quality housing options for young professionals, seniors, and families (4-17).

Second, the guiding principle of resiliency and sustainability is to: "Enhance environmental, fiscal, and economic resiliency through sound, deliberate and efficient sustainable practices. Support local government efficiency and the application of smart growth techniques to achieve long term community resiliency" (5-1). According to the EPA, smart growth techniques emphasize "compact design" and "the preservation of open space, farmland, natural beauty, and critical environmental areas" (<https://www.epa.gov/smartgrowth/about-smart-growth>).

Given the proposed solar development's location adjacent to the municipal boundary and accessibility to municipal water and sewer, the project is not supported by the principles and recommendations of Canton's Comprehensive Plan. The development would not preserve the current agricultural use of the property and would foreclose the possibility of the property being developed for housing or other commercial uses that support the economic growth and resiliency of the Village.

The Canton Village Board believes that this is not the highest and best use of the land. We believe, as does the County Planning Board, that if the property cannot be used for agricultural purposes, then the highest and best use would be commercial, institutional, or residential development.

For these reasons, the Village Board of Trustees recommends against the siting of this project at the proposed location.

Sincerely,



Michael E. Dalton

Mayor

DRAFT