

**STEBEN COUNTY AGRICULTURE, INDUSTRY AND PLANNING COMMITTEE**

*Wednesday, March 4, 2020*

*9:45 a.m.*

*Legislative Committee Room  
Steuben County Office Building  
Bath, New York*

**\*\*MINUTES\*\***

**COMMITTEE:** Robin K. Lattimer, Chair Aaron I. Mullen Paul Van Caeseele

**STAFF:** Jack K. Wheeler Christopher Brewer Amy Dlugos  
Craig Patrick

**LEGISLATORS:** Scott J. Van Etten Carol A. Ferratella Kelly H. Fitzpatrick  
Jeffrey P. Horton John V. Malter Steven P. Maio  
Frederick G. Potter Thomas J. Ryan

**ABSENT:** K. Michael Hanna, Vice Chair Hilda T. Lando

**OTHERS:** Tess McKinley, Executive Director, Cornell Cooperative Extension

**I. CALL TO ORDER**

Ms. Lattimer called the meeting to order at 9:45 a.m. and asked Ms. McKinley to lead the Pledge of Allegiance.

**II. APPROVAL OF MINUTES**

**MOTION: APPROVING THE MINUTES OF THE FEBRUARY 5, 2020, MEETING MADE BY MR. MULLEN. SECONDED BY MR. VAN CAESEELE. ALL BEING IN FAVOR. MOTION CARRIES 3-0.**

**III. DEPARTMENTAL REQUESTS**

A. Planning

1. **Authorizing Public Hearing** – Mrs. Dlugos requested authorization to hold a public hearing on land submitted for inclusion in certified agricultural districts during the 2020 annual thirty-day period.

**MOTION: AUTHORIZING A PUBLIC HEARING ON LAND SUBMITTED FOR INCLUSION IN CERTIFIED AGRICULTURAL DISTRICTS DURING THE 2020 ANNUAL THIRTY-DAY PERIOD MADE BY MR. MULLEN. SECONDED BY MR. VAN CAESEELE. ALL BEING IN FAVOR. MOTION CARRIES 3-0.**  
*Resolution Required.*

2. **Public Hearing for Community Development Block Grant Application** – Mrs. Dlugos requested authorization to hold the annual public hearing for the Community Development Block Grant application. She stated this does not need a resolution and public hearing will be held in March.

**MOTION: AUTHORIZING THE PLANNING DIRECTOR TO HOLD A PUBLIC HEARING FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT APPLICATION MADE BY MR. VAN CAESEELE. SECONDED BY MR. MULLEN. ALL BEING IN FAVOR. MOTION CARRIES 3-0.**

3. **Woodlands Project** – Mrs. Dlugos informed the committee that Woodlands had submitted a grant application last fall and that project is finally moving forward and we are working with them on this project.

4. **Workforce Housing Study Consultants Contract Award** – Mrs. Dlugos informed the committee that the Appalachian Regional Commission (ARC) funded a workforce housing study in December. We were able to get four proposals, two of which were good enough to warrant phone interviews. She stated Susan Payne and Margaret Lawrence submitted a joint proposal and they also received a proposal from MRB Group.

Mrs. Dlugos stated she is recommending awarding to Susan Payne and Margaret Lawrence as they really understand the focus of workforce housing. This will be a countywide study, but we will be focusing on the Village of Bath, the Town of Erwin and the Town/Village of Wayland. Mr. Mullen asked what is the term of the contract? Mrs. Dlugos replied the study will be completed by September 30, 2020. The total cost is \$25,000. Mr. Mullen commented in the future, he would like to get copies prior to the meeting. Mrs. Dlugos stated there is a lot of data work; updating the data that we already have for the I-86 corridor and the City of Hornell. They will also be looking at housing in Hornell and will determine if additional housing is needed. They will also meet with Human Resources and leadership at places of employment and will be looking down the road in terms of hiring, recruitment, housing, etc. Even though this is workforce focused, some of the strategies that come out will also be useful to the Land Bank and local municipalities.

Ms. Dlugos commented with MRB they did not have the connections with the workforce and Ms. Payne and Ms. Lawrence already have that. The proposal from MRB was \$24,999.

**MOTION: AWARDING THE REQUEST FOR PROPOSAL FOR THE WORKFORCE HOUSING STUDY CONSULTANT CONTRACT TO SUSAN PAYNE AND MARGARET LAWRENCE FOR A TOTAL COST NOT TO EXCEED \$25,000 MADE BY MR. MULLEN. SECONDED BY MR. VAN CAESELE. ALL BEING IN FAVOR. MOTION CARRIES 3-0.**

Mrs. Ferratella asked when is Mr. Arcuri making his presentation to the committee? Mr. Wheeler replied next month.

#### **IV. OUTSIDE AGENCIES**

##### **A. Cornell Cooperative Extension**

1. **Informational** – Ms. McKinley distributed business cards to the legislators present and stated she would love to host having you coming over and visit and learn more about our program. She also passed around a sign-up sheet if anyone would like to receive their E-Newsletter.

#### **V. OTHER BUSINESS**

A. **Renewable Energy** – Mr. Malter asked if Mr. Johnson could come in and make a presentation on the windmill projects, in particular the extension of the Cohocton Wind Project, the Prattsburgh Wind Project. He also asked about the Dansville Solar Project. Mrs. Dlugos stated they are just getting into the solar project and her office has been working with the Town of Dansville on their solar regulations. She has seen a very preliminary look at the project and most of it is in Allegany County. There are two projects in Dansville; one is an Article 10 and the other, Bright Solar, is not an Article 10 project.

Mr. Mullen commented there is a change to Article 10 that there may now be a separate State agency that can grant approval if the process is not finalized within one year. Mr. Wheeler stated Article 10 gives NYSERDA approval to set the PILOT payment. Three years in the Article 10 process is too long. Mr. Mullen commented one of the problems with Article 10 is that there are so many agencies are just mulling over the same issue and not getting a resolution.

Mr. Van Etten stated the IDA Board has talked about solar projects and has decided to take a step back now and figure out what the best process is and look at changes in a standardized way to bring projects. Our group is looking at putting together a proposed plan based on what other counties are doing. One proposed solar project is 27 acres behind Simmons Rockwell in Bath.

Ms. Lattimer commented the solar projects are taking agriculture out of production. Mr. Wheeler commented Mrs. Dlugos is working with the municipalities to look at their agricultural land. Mr. Van Etten stated one of the questions he asked was to make sure there is a decommissioning allowance on these long-term programs. Approximately one half of the townships do not have zoning. Mr. Wheeler stated one of the other issues is energy storage; we do not have any idea of how to deal with this. Mr. Van Etten stated with decommissioning, that has to be evaluated every year. Mr. Malter asked is there money set aside to take care of that? Mr. Van Etten replied it would be part of the bond.

Mr. Mullen stated with the wind projects, there is a letter of credit that is stronger than a bond and they have to negotiate the terms of those. With the Article 10 process, we have wanted the towns to be named in the letters of credit. Mr. Van Etten stated during the public comment, there were claims that the developers are building the project and then leaving. Mr. Mullen stated some of the comments at the Legislative meeting are accurate and some are not.

**MOTION: TO ADJOURN MADE BY MR. VAN CAESELE. SECONDED BY MR. MULLEN. ALL BEING IN FAVOR. MOTION CARRIES 3-0.**

Respectfully Submitted by

Amanda L. Chapman  
Deputy Clerk  
Steuben County Legislature

**\*\*NEXT MEETING SCHEDULED FOR\*\*  
Wednesday, April 1, 2020  
Legislative Committee Room  
9:30 a.m.**

**Please send agenda items to the Clerk of the Legislature's Office  
NO LATER THAN NOON  
Wednesday, March 25, 2020**