**SPECIAL MEETING, TOWN OF REDFIELD, SEPTEMBER 27, 2017**

A Special meeting of the Redfield Town Board was held on September 27, 2017 at the Redfield Fire Department starting at 7:00pm. Roll call was taken and the following board members were present:

Tanya Yerdon - Supervisor

Carla Bauer - Councilwoman

James Cheney - Councilman

Elaine Yerdon - Councilwoman

Erwin Webb - Councilman

In addition, Susan Hough -Town Clerk, Paul Pratt -Highway Superintendent, Carolyn Yerdon, Nancy Yerden, Ken Burd, Matt Tompkins, Zach Mattison, Laurie Caster, Frank Hilliker, Lenny Davis, Marc Christmas - Christmas & Associates, Jim Muscato - Young/Summer Attorneys for Avangrid, Dan Murdie - Avangrid, Matt Smith - Woodwise, Debbie Groom, Ed Montieth, Cindy Cheney, Jessica Young - Tug Hill Hook & Ladder/ Young/Summer Attorneys, Clifford Young - Tug Hill Hook & Ladder, Craig Yerdon, John Cheney, Neil Cheney, Michael Yerdon, Angie Kimball - CTHC Circuit Rider, Ralph Fox, John Yerdon, Bart Cheney, Mitch Yerdon, Shawn Doyle - Oswego County Legislator, Carolyn Roes, Cliff Gilbert, Terry Harlander, Cheryl Cheney, Paula Aldridge - Queen Central, Vic Cronon, Bill Falcheck, Gary Stinson, Corey Yerdon, John Divalentino,

Pledge of the Allegiance was said.

Supervisor Tanya Yerdon - most of you were here at the last Board meeting when she stepped up and said they would schedule this meeting/workshop so that we could look over the proposed Zoning Law that the Town Clerk presented to the Town Board from the Zoning Commission. She has received six (6) individuals that would like to speak for the three (3) minute time limit. She thanked everyone that called and followed the instructions. First, we need a motion from this board that the Town of Redfield will be the lead agency on this Zoning Law.

**Resolution 17-99**

Motion was made by Carla Bauer and seconded by James Cheney that the Town Board of the Town of Redfield will be the lead agency for the Zoning Law.

ADOPTED Ayes 5 T. Yerdon, J. Cheney, E. Yerdon, E. Webb, C. Bauer

Nays 0

**Resolution 17-100**

Motion was made by Erwin Webb and seconded by Carla Bauer notification is hereby given this is a type one (1) action therefore the Short form SEQR will need to be completed.

ADOPTED Ayes 5 T. Yerdon, J. Cheney, E. Yerdon, E. Webb, C. Bauer

Nays 0

Angie Kimball -SEQR - State Environmental Quality Review - whenever you do a project that

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might have an impact on the Environment you have to do a SEQR or when you have a

law/zoning law that will have an impact throughout the Town you have to do a SEQR and call yourself the lead agency because there are people that you have to notify, there is a certain process.

Supervisor Tanya Yerdon asked the Town Board if it is their decision to hear the people on the agenda tonight.

Marc Christmas - Christmas & Associates - Marc prepared a letter for the Town Board members, nothing that needs to be read outload. His main talking points are simply on the minimum lot size within the Forest and Core Forest Area, it seems to him it's a little bit excessive, the Core Forest would exceed the minimum lot size anywhere else within the State. As far as the Forest Area - a substantial portion of the Forest area actually falls within existing town roads, while be it seasonal but some of them are year around maintained roads and to restrict to twenty-five (25) acre lot minimum in areas that already have existing town roads just seems, any other Townships he deals with has a five (5) acre minimum lot size, it seems like quite a jump. He would ask the Board to consider his letter and to consider that when making their decision because obviously once a law is put in place it has effects years going forward and could have some unintended consequences in the future of planning for the Town.

Jim Muscato - Young/Summer Attorneys for Avangrid - Mad River Wind Project - Jim thanked the Zoning Commission for a very good job, and for the modifications made, they appreciate all the work the Zoning Commission did. They still have one (1) unresolved issue regarding the Seasonal Use of Little John, a portion of which is minimum maintenance. Section 430- Seasonal Use Classification. They would like clarification on the intend of provision. Otherwise we still stand with our partners in the development with respect to their comments on the local zoning law, Woodwise the landowner of the parcel we will be leasing for the project, we believe out of respect of the other concerns raised generally that the development will be consistent with the uses of the property and will be successful for everyone involved.

Supervisor Tanya Yerdon stated she is going to speak for herself and then the board can chime in. As you all know, we have just received this at the last board meeting. We've opened this up because we wanted public comment but the appropriate way would be a public hearing which could be months down the road, we just don't know. It's this Boards concern that we wanted to hear your concerns early so that we could take them into consideration when we review this and go through it. This way we know up front and do not have to wait for the public hearing to hear your concerns, this is just a way to step out and ask for your recommendations and thoughts. CM James Cheney stated so we're not really answering questions tonight. Supervisor Tanya Yerdon stated we have questions, she doesn’t feel she is far enough advance to answer some of these questions she needs to research some of this. She would like to take these recommendations back, look at it and do research.

CW Elaine Yerdon asked about Little John - we don’t maintain all of Little John, she knows we abandoned part of if a couple years ago.

Highway Superintendent Paul Pratt - from the end of the black top to the line on what use to be

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Gutchess property is minimum maintenance, we do not plow it, it's about three quarters (3/4) of a mile. The part that we abandoned years ago at Gutchess request was a mile, so they could move the gate from Mad River back to their property line. Jim Muscato - this is a very minor question it's not significant in the grand scheme of things, the only reason we raised this is because his reading of that provision as it is in the law now is that it would prohibit the use of that road because it is a seasonal minimum maintenance road. The wind farm development wants to make it clear they would not be asking the Town to change that to maintain that road in the winter time or any additional or new maintenance of that road, it's just a clarification that we would not be prohibited from using it, that's all. Highway Superintendent Paul Pratt stated last year when this project was brought to the board, Paul asked the question how you would get in to maintain your equipment and stuff on the wind farm, he was told at that time it wasn't a problem, there was equipment they could take in there whatever they needed, like groomers, they would use equipment like that, it wasn't a problem, and it's part of the trail system in the winter time. It wasn't a problem, so Paul's not sure what you are looking for with what you said before. Jim Muscato - everything you said before is still true, the zoning law hadn't been proposed then, so we still plan on using it the same way it was explained to you back then, we are in the early on in the development process, so the exact roads, and exact use of the roads is too early to identify that, with that being said we just want to make sure the board is considering the zoning law that it’s not doing something that will prohibit the use of the road, because it is something we consider in the development of the project. Paul did read through the zoning law, being the Highway Superintendent, he did not notice anything like that, he doesn't think that's a problem as it's already being used as a snowmobile trail, it's already being used in the winter, it's just we are not plowing that road under the minimum maintenance law. Jim Muscato - that is the clarification we would be looking for in that provision. Paul - that section of road the club grooms for the snowmobile trails, he doesn’t know if it will be groomed if the trails are closed. CM J Cheney - that's not really an issue for the Road Superintendent- minimum maintenance is only up to the point where you plow, he means that's not minimum maintenance, so what he's talking about would be controlled by the landowner, wouldn't it. Paul stated Jim Muscato is talking about from their property line to the turnaround, where we turnaround on Little John that section it minimum maintenance. Jim Muscato - stated correct, it's a pretty small section. Paul stated it's from the top of the hill where the fire tower use to be to where the gate is, gravel part of Little John, after the gate the landowner maintains it. John Yerdon - if they want to use that in the winter time can they legally plow that minimum maintenance to that gate. Paul - no it's not legal for an individual to plow a town road. Jim Muscato - we would not want to.

Zach Mattison - Zach is a landowner, his family has grown up in the Redfield for a little over a century and he has vested interests in making sure Redfield does what's right for Redfield. It's been suggested to him by some people that he has some power in pro windmill or anti windmill and have some interest in this, none of that is true. He is here to implore the board to do is to take it's time and collect all the information in going through these things, it looks like you have been very thorough which he appreciates, and make sure you are collecting the information from the right people. As he started looking at this project and some of the people the information was being collected from that's what started give him cause, there was one person who's been

purposed as an expert in windmills as kind of an anti-windmill person, as he started to look him up and see him throughout the town board minutes, he seen things that really gave him cause, he

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just wants to make sure we are getting the information from the right people. There have been quotes attributed to this gentleman who as he's created PR campaigns to subvert the message in the industry and to make sure no one in the public actually wants this project, he has actually written letter to make sure that climate change is kind of shot down, and that we avoid everything that could be related to renewable energy because that would be contrary to the best interest of the coals and oil industry. He knows you guys are going to do your diligence and he truly appreciates that. He just wants to make sure you are getting the information from the right people. Another issue he has seen raised by a lot of people anti of this project has been Fort Drum, he is fully aware that Fort Drum is a big thing, and if it's going to affect them we need to take that into consideration. The only people he has heard tell him that Fort Drum is a nail in the coffin issue are politicians, the only quote he can find actually from anyone at Fort Drum was given to the Watertown Daily Newspaper in July 2017 by the Base Commander, the Base Commander is quoted as saying " We want development in the North Country, that's good for the surrounding community, we don't want to scream no turbines, we want to participate in the process". So, it looks as though the base itself is also inviting participation in this, so if we could collect information from them directly and other sources directly that can help guide us through this process, he would just like the board to do that.

Supervisor Tanya Yerdon - knows the gentleman you are speaking, none of us have been in contact with him since that first go around. He does not write for the Town of Redfield, he does not speak for the Town of Redfield, he does not speak for her and she has had no contact with him, she can't speak for the other board members but she's guessing none of them have had any contact with him either. Zach Mattison - appreciates that - he was just using that as an example to the effect that there are people that are deemed neutral in the industry and are great resources to tap into. Supervisor Tanya Yerdon- she truly believes this board is looking at all aspects and information and doing their research. Zach Mattison - it looks like you have and he appreciates that.

Jessica Young - Attorney that practices in Municipal Law - Young/Summer, she lives in Lowville where you know they have a major wind farm so she has a little experience with that and her parents own Tughill Hooks & Ladder which is located in Lewis County which is still the Tughill area. Their main concern in Lewis County as she's sure it is here, is recreation. She understands this is zoning tonight, but obviously there are a few coming before the board, the reason we are able to benefit from recreational activities is because of the generosity of our landowners, located not just in Lewis County but also Oswego County. Private landowners open up their land while as they are also opening up themselves to liability and the inconvenience of the trails being on their land, with the day to day maintenance. Going along with that, it's the direct result of the sacrifice of these individual landowners that allows the local businesses, municipalities, and the tax payers in general, to benefit substantially, it's because of the landowners that we are able to utilize their land in their best way that they see fit, that the Tughill area in general is able to flourish, we would ask that while entertaining applications and reviewing the zoning law in general that you keep in mind that you must do in a way that rewards the property owners for investing in this area and also rewards them for the support and that we do not campground their rights for the expansion of recreation just in general, not just this area but the surrounding areas also. As she has said she is from Lowville, her family is

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from Lowville and she still lives in Lowville. We lived through the evolution of the Maple Ridge Wind Farm, which as you know is one of the first in our area, she can say from her experience we saw the positives and the negatives of the wind farms, as of today ten plus (10+) years into this project we only see positives, she knows people were against it in the beginning, and of course they had to go through to get everything ready to get to see the positives, now we only see the advantages not only to the local business but the increase in tourism, but the tax base in general, our schools have benefited, our municipalities and our businesses. It's been suggested that there may be some issues regarding the board or members of the board that are opposed to the landowners utilizing their land in the best manner as they see fit, she's not sure if that is true but it has been suggested. She just suggested that you entertain all of these concepts with an open mind so that you can achieve an unbiased opinion. As being a Lowville person, some people were against the windmills at first to some extent but now those people in her community support the windmills but we have seen a great increase in not only tax revenue but tourism and businesses have seen a substantial amount of business.

Supervisor Tanya Yerdon - wants to clear something up with Jessica Young - now that she knows that you are somewhat associated with the Hooks & Ladder, she received a letter from Hook & Ladder, she was not happy with that letter, it made the assumption that we rejected an application, that is so not true, we did not reject any application and that's with the wind mill company. Jessica Young - is aware it hasn't been. Supervisor Tanya Yerdon - when that was released it was wrong information, that is what has happened and that is why we are in the state we are in. Jessica Young stated that is why we are here tonight to find out more information that is why she said it was suggested certain things have happened but she can't speak the truth whether or not it has. Supervisor Tanya Yerdon - just wanted you to understand we have not rejected anything. Jessica Young is aware of that.

Neil Cheney - Section 410 Lot Area, Lot Dimensions and Setbacks - lot size negative affect of some of these size lots. If you go to the lot size you have Hamlet one and a quarter (1 1/4) acre, Rural Residential three (3) acres, Forest twenty-five (25) acres, and Core Forest fifty (50) acres. He thinks you're right on with the Hamlet and Rural Residential, but this Forest of twenty-five (25) acres and the Core Forest of fifty (50) acres, he thinks you are making a big mistake. This is why, you're going to see is what's going to happen here, he can testify to this being a Real Estate Agent, people come into the area and want to buy a plot of land to put a camp on it. They are looking for a small acreage, why would they want to buy twenty-five (25) or fifty (50) acres to pay the taxes on it, they are looking for two to eight (2 - 8) acres of land. This is an example of what he thinks is going to happen, the buyers when we have nothing in the future to offer besides twenty-five or fifty (25 or 50) acres parcels are going to go elsewhere, to find a piece of land to build a camp on, whether it be snowmobilers, four wheelers or they just want to come up to enjoy their camp in the country. Here's an example of what's going to happen, if you take a twenty-five (25) acre parcel that's out there today without any buildings on it, the assessed value on it in the Town of Redfield average would be about $ 500.00 an acre. So, for that twenty-five (25) acres you are going to be assessed $ 12,500.00 at $ 500.00 per acre, if you add a home, a $100,000.00 home we will assume it will be fair market value, so assessed value of $ 112,500.00 for the acres and home. If we take that same twenty-five (25) acres without

any homes on it, divided into five (5) acre parcels which is the minimum requirement of New

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York State Subdivision Law, what we are going to end up with on that five (5) acre parcel, assuming the assessed value of land is $ 500.00 per acre, you are going to end up with that land being $ 2,500.00, that same parcel of land with a $ 100,000.00 home on it, you're going to have a $ 102,500.00 from that five (5) acre parcel assessed value. So now you take the $ 102,500.00 times five (5) parcels, the twenty-five (25) acres divided by five (5), you generate $ 512,500.00 assessed value increase to the tax base. Which if you take the second twenty-five (25) acres and the $ 112,500.00 home, you generate $ 400,000.00 more tax base for the town, that's what you are after isn't it a tax base to pay the taxes, that twenty-five (25) or fifty (50) or one hundred (100) acres is still the same it's going to generate the same thing it's going to increase your tax base in the town. Going back to the September 13, 2017, Supervisor Yerdon stated the snowmobile club brings a lot of money into the town and helps with our taxes. So that is what this is really about is taxes, none of us likes paying taxes, so what he sees is the zoning law as it's written today, twenty five (25) and fifty (50) acres, the tax base, what's going to happen in the future is that it's going to reduce the tax base because the opportunity to sell smaller lots will be prohibited with the twenty five (25) and fifty (50) acres minimum, and what the Town of Redfield board will eventually vote on this zoning law, if the proposed twenty five (25) and fifty (50) acres minimum lots, the taxpayers will pay the price with the loss of tax base, that's the way he looks at it, thank you.

Shawn Doyle - has general comments speaking as a thirty year (30) year member of planning in the Village of Pulaski, he's served on the Zoning Board of Appeals, he's the current Planning Board Chairman, he thinks the Town of Redfield's law come out really well, as they work on updating their Village comprehensive plan and making suggestions for the zoning law, you have actually got better definitions and some better environmental protections that they are seriously looking at, he thinks you've done a really good job, kept it short and simple, he hopes other small communities across Tughill will start realizing that zoning isn't a bad thing, it's a land protection as well as an ability to have a framework to work in to so you can grow properly, good work.

Councilman James Cheney - he has two things, he's going along with his brother obviously, he pays a lot of taxes in this town and he'd like to share it with other people. We bring residents in this area they've got to be able to afford the property, personally he thinks, he likes zoning and everything about the zoning law, except the land thing, he thinks the forest zone more realistic

should be more like the Rural Residential of three (3) acres, and the Core Forest of fifty (50) acres is ridiculous, he thinks we are punishing landowners by doing that and more realistic would be twenty five (25) acres, the thing is we know that Oswego County is not a wealthy county we've already seen the county roads contract taken away from Boylston, if that happens here we are going to be in a world of hurt because we finance a lot of our equipment, he thinks we should be doing everything we can to bring corporate tax breaks and bring more money into the community. The only other comment he has is as far as the windmills go, he thinks the board is all in agreement that we haven't' made any decisions, we are trying to get educated so we can make a good decision, a lot of people have said about unsightly, if you came down to the meeting they had pictures as to where you would be able to see them, they are not very visual along there, he thinks people are visualizing Lowville and they will be all around County Route 17, that's not the case at all, he took his 94 year old father-in-law, he's a WWII Veteran, to Lowville he said these are beautiful. The big thing he thinks, he would like to see Redfield be a

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prosperous town again as it was when he was a kid, he thinks it can be again, we've got a lot going for us, it's a recreational area and he thinks we should take advantage of it.

Supervisor Tanya Yerdon - is actually shocked that more people didn't call to get on the agenda, she thought it was going to be a very long evening. Does the board have questions for Matt, Mitch, Mike were on the Zoning Commission, do you have questions, what do you need? CM Erwin Webb spoke with Mike the other day and thought they did a good job, he listens to the comments tonight. CW Carla Bauer - she appreciates everyone's comments and will take them into consideration, she appreciates working with anyone further on their thoughts, she wants what is best for the town. CM James Cheney - he thinks it good to hear the input from the residents and voters, it's kind of hard because everyone seems to be calling Tanya, is it possible to have a website or Facebook or something where people could make their comments and we could all see. There was discussion regarding an ad in the paper, mailing in comments. Supervisor Tanya Yerdon asked the board what their ideas were - do you want to continue discussion on this or setup a public hearing.

CW Elaine Yerdon is not ready for a public hearing, she has questions - her property is now nonconforming because it's only 1.17 acres, if her house burnt down, could she or someone else we could build it back but not make any changes, couldn't build it bigger. Michael Yerdon - the lot size would be grandfathered in, minimum lot size only applies to new subdivisions, CW Elaine Yerdon saw in the law that once it was nonconforming, if does say you have to build it back on the same footprint, there is only one (1) lot on her road that fits into the 1.25 acres. Michael Yerdon stated that is only for new lots. CW Elaine Yerdon did not see where it said that. Supervisor Tanya Yerdon stated so you are worried about verbage. CW Elaine Yerdon she's worried that if her house burnt down she would have to have the exact same thing or she couldn't put a shed up or anything on it. Bill Falcheck stated that is Section 950 Nonconforming Structures Damaged or Destroyed. Michael Yerdon stated they realized that most of the existing lots were nonconforming - it's for new subdivision, maybe the verbage needs clarification.

Angie Kimball - your lot may be nonconforming, if you put a new house there you would have to go by the setback, and you also have the Zoning Board of Appeals. You have to have a legitimate reason.

CW Elaine Yerdon- new Zoning Board of Appeals would be five (5) people, we have a hard time getting three (3) people, does it have to be five (5) people. Supervisor Tanya Yerdon - it has to be an odd number, if we can't get five (5) we can't get them. Angie Kimball - the Cooperative Tug Hill Council has a Zoning Board of Appeals with five (5) Town's as members, they have many small towns that can't get five (5) people, they travel to each Town when they need to hear a case. CW Elaine Yerdon - also it has to be built back within a year. Michael Yerdon - that's NYS Building Codes it's a one (1) year thing- the Zoning Officer usually will work with you for an extension, it was setup that way so if you put in a foundation and they didn't do anything for two (2) years, it’s also part of the NYS Building Codes too. CW Elaine Yerdon - if they passed away and the kids couldn't decide what to do with the house that would be a probate thing, like if it was empty for two (2) years. Michael Yerdon - doesn't think that is part of the zoning thing,

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he thought you talking about building. CW Elaine Yerdon - it states - no nonconforming use which has for any reason been discontinued for a period of one (1) year or more shall be reestablished, except where transfer has been delayed in a probate case. Michael Yerdon - basically if it's in court probation. Attorney Bob Genant - he thinks what it's alluding to is a situation like probate it might not be probate, could be another situation, it allows the grandfather portion cutoff at a certain point in time.

Matt Tompkins - that's more speaking of a nonconforming use - like if you had a nightclub open in the forest zone and that was not allowed after the zoning passed, if that was stopped operating for more than a year you could not start that up again, if it was operating it would be grandfathered in.

Highway Superintendent Paul Pratt - he understands what Mr. Cheney was talking about with more tax base with the property, is there anything in there to protect the town, he knows in the past, with subdivisions we've had to worry about spaghetti lots, is there any way of dealing with that, if you make it five (5) acres, we ran into that on 47 they were basically going to be spaghetti lots with houses on top of each other, it seems like you would have to put something in place to protect the town from that. CW Elaine Yerdon - it's in there with the road frontage. Supervisor Tanya Yerdon it also would be under the subdivision law if it were five (5) or lots, and when that occurred we showed our concerns and they did change it. Michael Yerdon under Section 410 Lot Area, Lot Dimensions, and setbacks - that has minimum width and depth that kind of stops the spaghetti lots. Marc Christmas - he deals with a lot of other towns, so he can speak from experience what other townships do, they will implement a width to depth ratio of five (5) to one (1), it you have two hundred (200) feet of road frontage your lot cannot exceed one thousand (1,000) feet deep and that eliminates the spaghetti lots.

CW Elaine Yerdon - our Subdivision Law is not included in this- it still stands on its own - but the setbacks are. Supervisor Tanya Yerdon - yes, the Subdivision Law stands on its own. CW Elaine Yerdon - so we shouldn't have a setback ordinance. Supervisor Tanya Yerdon it should all come together. CW Elaine Yerdon - that is something we needed to do.

Supervisor Tanya Yerdon - we do have some time, she is willing to take more comments.

Shawn Doyle - Suz was asking very good questions about zoning, in Pulaski most all of their lots are nonconforming use lots because of the size, his frontage is seventy five (75) foot so if he were to want to add on to either side of his house, a bay window or anything he would have to go to the Zoning Board of Appeals, we deal with that all the time in Pulaski, someone will go to the Zoning Board of Appeals, a family wanted to take down a small garage and put up a regular garage, they went to the neighbors and it went right through without any problems. Anytime you expand a house or garage in Pulaski probably eighty percent (80%) of the time you are going to run into that. These protections were put in and recommended by the State and people that help us with our Zoning Laws because we want to not continue with the clusters that we have in our hamlets and villages but have more space for fire safety and everything else. Your Zoning Board of Appeals is appointed by your board just like your planning board would be, would hopefully have the same opinions as you guys have on land use. Those are scary when you look

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at them at first but there are ways around them if you can prove your case all the time, with the fire situation we've had that happen too, where extensions given because of insurance claims taking a long time or someone passed away in the fire and there's an issue, there's always wiggle room on that, Bob's dealt with a lot of them as an attorney. CW Elaine Yerdon would say that most hamlets would be clustered and nonconforming. Shawn Doyle - yes that's why when we have a fire in the village it takes out so much, it's so clustered.

Supervisor Tanya Yerdon - she did send the proposed Zoning Law to the County but has not heard back from them, for their informal recommendations.

John Divalentino - has a house in Redfield, why are you changing the zoning in the hamlet, most hamlets that he has dealt with, the zoning in the hamlet is a quarter (1/4), half (1/2) or three quarters (3/4) an acre, the houses have been there for a hundred (100) years, there isn't too much you can do with them so you leave that alone, you start with what's coming up, in other words you've got plain areas, forest areas, whatever, that's where you are going to make decisions. Also, where do you want your business district to be, because it involves your taxes, at some given point you are going to want to see more business in the community, people that come in that are here, the business pays the taxes, they don't have children to go to school to raise school cost. The windmill - how does the Town of Redfield gain, what does it do for the Town of Redfield, downstate they change the tax base on wind farms, electric farms, to correspond with what they are doing, he hasn't heard any of that, so the guys putting it up, it's $ 500.00 an acre, it's still going to be $ 500.00 an acre but he's now a business and selling electricity, you have to consider that so that you end up helping the community people that you have here, one will be him cause he will be moving up here shortly.

Supervisor Tanya Yerdon - that she cannot answer exactly how it's going to affect the Town because that is when we go in to negotiates, that is when the Windmill Company files for their application, that is far out nothing has been agreed to at all. Yes, there will be a portion of money that will come to the town, there will be a percentage, yes it will benefit the town, as far as some of the taxes, we need to fix our cemetery, playgrounds, we have this kind of thing, she can't give numbers, we are not in negotiations yet that is down the pike. Also, when you were talking about the zoning, she thinks you are referring to in other towns they have a commercial portion and a residential, as far as in Redfield they did not break that up and keep it uncomplicated, the way the Town of Redfield is setup we have businesses everywhere, it would have been tough to have a commercial zone and residential zone, so that is one reason, is that correct Mike. John Divalentino - that's a good answer. Michael Yerdon - yes, twenty-five (25), thirty (30), fifty (50) years ago the lots were very small, but in today's world you have to have a good size lot, we don't have public water or sewer, the wells and septic's, and the setbacks, the lot sizes can't be what they use to be, he's dealt with this for a good many years. John Divalentino - it makes sense he just wanted to get an idea, he understands.

CM James Cheney - can't we have a representative from Avangrid give us an idea what has happened in other towns, it had to affect the tax base of other towns, like Martinsburg, Lowville, he talked to the Supervisor there and he said that one thing that really improved was they have a beautiful school system and their taxes didn't go up. Supervisor Tanya Yerdon - Miss Young

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addressed that when she spoke. CW Elaine Yerdon - also they, Lowville, Martinsburg didn't go through the Article 10 process. Supervisor Tanya Yerdon- right, she thinks everyone understands, she hates to say this but tonight Jim we are mainly tonight we are on the zoning, but she thinks most people understand some of how the money will affect the town. She does believe because you see it in other places. Supervisor Tanya Yerdon asked Mr. Divalentino if he understands there will be benefits but she has no numbers.

John Divalentino - that is ok he doesn't want numbers, his thoughts were he didn't hear any of that mentioned from the board, his thought was ok where are you leading to, are you going to forget about Redfield, go to the other parts, or are you going forwardly start thinking ok if we are going to re-zone this and we are going to allow this, how is the town going to benefit with it, he knows other towns, the one he lives in right now, a farmer has ten (10) acres and he makes it into a ten (10) acre electric farm, solar farm, his taxes automatically get rezoned it's no longer a farm or private building it's a business. Supervisor Tanya Yerdon- right that goes into play when the PILOT program is discussed, that is all still negotiated, and the application has to be filed, we are so far out on that, she doesn’t have numbers it all depends on the tax status, what we agree too, it depends on the County- they have a big portion of it, there are eight (8) different interested parties involved, she doesn't have any specific, but yes, we have looked at that. John Divalentino - if they haven't put in an application, how did they get this town board to do all this work up. Supervisor Tanya Yerdon this is zoning, this is completely different. John Divalentino- so you are not worried about their windmill you are going to rezone Redfield, to have a match plan for the town. CW Carla Bauer - this is just a draft. Supervisor Tanya Yerdon - we don’t have zoning the town has never had zoning. John Divalentino - yes, he understands that. Supervisor Tanya Yerdon- so this is our attempt to get zoning in Redfield, this is the third or fourth time, this is strictly our zoning process, the windmill project will be another process, we are doing this because it's needed to be done for many years. John Divalentino - so you are not doing this for the windmill project, he understands and you did a great job answering his questions.

Frank Hilliker - this town as long as he's been around has wanted nothing to do with zoning, now you are saying that this windmill project has nothing to do with town wanting zoning, he finds that hard to believe, and all he asks is that the zoning board and town board don't tie anybody's hands, make sure you do your research and don't make it restrictive to the point that you don't like it, it you need to go back someday and amend it then do it, just don't tie your hands now, it never came about, this town hated the thought of zoning for as long as he can remember, he's sixty two (62) so probably for fifty (50) years. CW Elaine Yerdon - it's just the Town Board now because the Zoning Commission has been deactivated, they've done their job and now it's been presented to us, so now it's all us. CW Carla Bauer - Frank we have talked about it several times at different meetings, she's been on the board for twelve (12) or fourteen (14) years now, and here and there we have talked about zoning. Supervisor Tanya Yerdon - Frank it was brought to me many times that we needed zoning, and she knows it looks like, and she will say it again in the beginning they were told they had to have your basic zoning law in order to file for intervener funds, as we find out that is not the case we can still file for intervener funds, so now everything is separated, we are not doing one step to do a second step, this gives this board, we have needed zoning, the freedom to look at zoning and possibly implement it, when it comes to

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the windmill now it will be a totally separate situation, she understands where you are coming from when you say don't tie your hands. Frank Hilliker - he understands that.

Supervisor Tanya Yerdon - just so everyone understands, down the line say in the future it gets adopted, people need to know this is not set in stone, it can always be reviewed and amended always, it's probably not the excuse you want to hear but it's the truth, it's not set in stone. This board cares and would like to get it right the first time.

Lenny Davis - understands the zoning is very important and the tax base, a bigger concern he has is if they get the windmills in, transmission lines, does anyone know how they are going to maintain that transmission line, isoprop arsenal -it's poured by the thousands of gallons, it's a herbicide - most of you have been up in that country it's like this up and down, where is that going to go, he experiments with it every day, he has a category six (6) herbicide license, he knows what it does, it will travel when it gets in the ground, where is all of that running to. Neil Cheney stated doesn't believe that because the DEC would never allow that. Supervisor Tanya Yerdon - ok we are not here for the windmill project. Lenny, you can bring that up when we have meetings on the windmills, this is strictly on the zoning, we have got to keep this separate. CW Elaine Yerdon state that is a whole other Article 7 - isn't that correct Jim. Jim Muscato - yes that is another different process. Supervisor Tanya Yerdon - what's this board's desire, do you want to set up another meeting?

CM James Cheney - we have had really good turnouts since June or maybe even before that, people have been quite orderly so he suggests we don't have any policemen at our next meeting. Supervisor Tanya Yerdon - that's fine as long as everyone stays in line we are good.

**Resolution 17-101**

Motion was made by Elaine Yerdon and seconded by Erwin Webb to authorize Town Clerk Susan Hough to advertise for a Zoning Workshop/Meeting on Wednesday, October 25, 2017 at 7pm at the Redfield Municipal Building and any other business that comes before the board.

ADOPTED Ayes 5 T. Yerdon, J. Cheney, E. Yerdon, E. Webb, C. Bauer

Nays 0

Supervisor Tanya Yerdon would like to thank everyone for coming, keeping everything in order, for your comments and please it you have comments and want to put them in writing please feel free to do it and send them to the Town Hall, by rights they have to go through Susan, we will get them and take everything into consideration. Town Clerk Susan Hough - we do have a website now, its bare minimum right now, she is working on it just learning how to post on it, but it does have everyone's email addresses listed if you wanted to email anyone. Also, please sign the attendance sheet before you leave if you haven't already, www.townofredfield.com.

Highway Superintendent Paul Pratt talked to everyone on the board about transferring money for a welder he wants to buy. The reason we don't have money in there is because we paid the truck in entirely this year.

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**Resolution 17-102**

Motion was made by James Cheney and seconded by Carla Bauer to authorize Supervisor Tanya Yerdon to transfer six hundred dollars ($ 600.00) from DA5130.4 General Repairs to DA5130.2 Equipment for the Highway Superintendent Paul Pratts purchase of a welder.

ADOPTED Ayes 5 T. Yerdon, J. Cheney, E. Yerdon, E. Webb, C. Bauer

Nays 0

Motion was made by James Cheney seconded by Carla Bauer to adjourn the meeting at 8:15pm.

ADOPTED Ayes 5 T. Yerdon, J. Cheney, E. Yerdon, E. Webb, C. Bauer

Nays 0

The next Town of Redfield Town Board meeting will be held Tuesday, October 10, 2017 at 7:30pm.

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Susan Hough, Town Clerk