

**Town of Windsor Planning Board
Minutes
2/25/2026**

Present:

Shelly Johnson-Bennett
Andre Moore
Norman Colwell
Colton Perry
Richard Osborne _ Code Enforcement Officer

Guests:

None

The meeting was called to order by chair Shelly Johnson-Bennett at 7:30 PM.

New Business

- a. Chair Johnson-Benntt discussed the need for a recording secretary to take minutes and distribute to the Clerk. All members are new and unsure about responsibility. - Tabled until a later date.

Old Business:

- a. Solar Local Law – Board members asked about the proposed Solar Law and if the Town Board had adopted it. Chair Johnson-Bennett reported she believed it was still being reviewed for the formal adoption process.

The meeting was adjourned on the motion of Norman Colwell and seconded by Colton Perry at 8:30 PM.

The next meeting is scheduled for March 25, 2026, at 7:30 PM.

Respectfully submitted

**Town of Windsor Planning Board
Minutes
3/25/2026**

Present:

Shelly Johnson-Bennett
Andre Moore
Norman Colwell
Rebecca Reed
Colton Perry
Richard Osborne _ Code Enforcement Officer

Guests:

None

The meeting was called to order by chair Shelly Johnson-Bennett at 7:30 PM.

New Business

1. Battery Energy Storage Systems (BESS) Local Law Discussion
 - a. A Draft BESS Law was distributed and reviewed. The following amendments were made:
 - i. Article 1 General Provisions Section 1.02 (d) removed "and non-polluting" energy sources
 - ii. Article 2 Definitions – Non-participating Property remove "a" between not _ participating
 - iii. Article 3 Permitting Requirements Section 3.02 (b) reword to include recommendations of the Town Highway Superintendent, Town Engineer or their designated agent
 - iv. Article 3 Permitting Requirements Section 3.02 add e. No floodplain development
 - v. Article 3 Permitting Requirements Section 3.05 I (iii) add compliance with floodplain
 - vi. Article 4 Safety Section 4.03 (d) change can include sounding an alarm to shall include sounding an alarm
 - b. Planning Board members will review and come back with any additional comments in April.

Old Business:

- c. No updates from BK Destinations

The meeting was adjourned on the motion of Norman Colwell and seconded by Colton Perry at 9:15 PM.

The next meeting is scheduled for April 29, 2026, at 7:30 PM.

Respectfully submitted

**Town of Windsor Planning Board
Minutes
4/29/2026**

Present:

Shelly Johnson-Bennett
Andre Moore
Norman Colwell
Colton Perry

Guests:

None

The meeting was called to order by chair Shelly Johnson-Bennett at 7:32 PM.

New Business

1. None

Old Business:

1. Battery Energy Storage Systems (BESS) Local Law Discussion
 - a. The planning board went over the changes from the previous month's review of the local law. No additional changes were proposed.
 - b. Motion by Colton Perry seconded by Andre Moore to forward it to the Town Board and Town attorney for review – all in favor.

The meeting was adjourned on the motion of Norman Colwell and seconded by Colton Perry at 8:45 PM.

The next meeting is scheduled for May 27, 2026, at 7:30 PM.

Respectfully submitted

**Town of Windsor Planning Board
Minutes
5/27/2026**

Present:

Shelly Johnson-Bennett
Andre Moore
Rebecca Reed
Norman Colwell
Rich Osborne – Code Enforcement Officer

Guests:

Brain Dunbar – Abundant Solar
Andrew Vandorn – Abundant Solar
Matt McGregor – Abundant Solar
Haiyden Woods – Bolar Engineers
Mark Saunders
Doug Saunders
Rita Saunders

The meeting was called to order by chair Shelly Johnson-Bennett at 7:33 PM.

New Business

1. Abundant Solar – Tax ID 180.04-1-7.1 – Hoadley Hill Road and Dickinson Road
 - a. Presented by Brain Dunbar, Andrew Vandorn and Matt McGregor from Abundant Solar. Also in attendance was Haiden Woods from Bolar Engineers the Engineer of Record for the project.
 - b. Property is part of the AG Zone is currently a forested parcel.
 - c. No Prime Agricultural soils are present but some soils with characteristics of soils listed as being of statewide importance. If these soil areas are disturbed, they would entertain agrivoltaics (possibly sheep grazing).
 - d. 5 MW AC Community Distribution solar generation array – There will be an option for community members to subscribe to the community solar project and receive up to a 10% reduction on their electric bills.
 - e. There are no DEC jurisdictional wetlands on the property although there are a few smaller wet areas DEC has opted out of the jurisdictional review.
 - f. They will provide an Operations and Maintenance Plan as part of formal submission, and they will prepare a full Decommissioning Plan as part of formal submission of the application.
 - g. They are preparing a full EAF in anticipation of a Type 1 classification under SEQR – Chair Johnson-Bennett advised them that the Planning Board could not be lead agency since the Town Board has the approval for all site plans not the Planning Board. She also advised them that it is most likely an unlisted action under SEQR but she would investigate that for them. She also explained that if deemed a Type 1 action the Town Board would be required to make that determination and then they would also be required to coordinate the review with all other involved agencies, make a SEQR determination and complete findings on the project. However, if it is in fact an unlisted action, they can still provide the Full EAF, which is advisable, but the coordination is not a requirement, and the planning board could move forward with the review prior to the SEQR being completed.

- h. The parcel is about 37 acres, and the solar project would be about 22 acres of constructed site area.
- i. The construction will be ponded in pole design with fixed tilt panel installation.
- j. The applicant was asked about the access from Hoadley Hill being the sole access point. They asked the Fire Chief and Highway Superintendent be asked to look at ingress and egress to ensure emergency vehicles can access the lot and that the road being built will have appropriate connection with the Town Road. It was also discussed that they should consider emergency access off Dickinson Road as a secondary access point and easier access to the back of the solar installation. It was discussed that as Town roads are built with limited shoulders, no road lining and often narrow driving lanes if one is closed for any reason (winter storm, downed trees, flooding, road construction, etc.) secondary access may be needed.
- k. Chair Johnson-Bennett asked if the property would be purchased by Abundant or leased for the project – the land will be leased for the installation. They were advised the property owner had to be the applicant or they needed to have a notarized letter of representation and/or a contract that they can provide indicating the landowner agrees with this installation on their lands.
- l. The planning board inquired if they would be looking for full assessment and tax payments or if they would be requesting a PILOT agreement with the town and other taxing entities. They said they have done both and would entertain whatever the town requested. The planning board suggested we start with the Town attorney for advice about what would be best in this situation. The applicant was advised this would be a negotiation with the Town Board and the decision about this will be made by the town board in consultation with the Town attorney.
- m. The Planning Board inquired about truck routes during construction and suggested a meeting with the Town Highway Superintendent to discuss if this would warrant a possible bonding of the roads during construction. They were advised that Hoadley Hill Road and Dickinson Road are Town Roads, however access from Trim Street would require involvement from Broome County as that is a county road.
- n. The planning board inquired about signage for the project – they indicated the property will be signed appropriately as to what the project is and with contact information if there is a problem.
- o. The project engineer was asked about SWPP plans which he indicated they are working on. We talked about treatment and retention on site. We asked if retention is needed on site any ponds be designed in a manner that can be used for fire suppression if needed. The engineer said most SWPP treatment are generally swales and grassed lined areas but if ponding is needed, they can certainly take that into consideration.
- p. The engineer was asked to provide detailed road construction plans including profiles for the town engineer to review. He indicated that would not be a problem and that most of the lot looks to be less than an 8% grade so he will provide them with contours for review. It was asked that even if they are only providing a detail for secondary or emergency access off Dickinson Road those profiles be provided as well along with road construction standards for that secondary access.

2. Mark, Doug and Rita Saunders – Garrett Road

- a. They are seeking to purchase back the lands (430+/- acres) they sold to the NY Assembly of God Group for the approved Hills of Windsor Project.
- b. The area between Dunbar and Shedd Roads they would like to develop as for-profit commercial development with commercially viable enterprises that support the faith-based objectives they see for the property. They would retain 51% ownership of all developments, and they would approve all projects, businesses and enterprises proposed for each site to ensure they meet the moral and community-based foundation they are building on. As an example, they would not allow any alcohol on site. They would retain ownership of the lands leasing or partnering on each project as they are developed.
- c. They would like to incorporate roof top solar in the projects to maintain somewhat of a green footprint without taking up land for solar array installations.
- d. They would like to retain about 50 acres as non-profit status for religious use putting the remaining 380+/- acres back on the tax roles as developed lands.
- e. Not an application at this time only seeking some form of response regarding allowable uses from the Planning board about possibilities that they could do. Will be a long time to get to application, but they will; begin working with the project developer now.
- f. Some ideas for developments on the site include:
 - i. Health based -Senior Living Center – on-site health services for those living there, everything from independent senior living to assisted living environments to even including memory care housing as a more nursing based program. Transitional housing for aging needs of seniors.
 - ii. Possible installation of a supported legacy wellness center or spa
 - iii. Area provided for mobility and transportation for seniors on site.
 - iv. Some student housing apartments – partnership with SUNY Binghamton for professional or college-based living and work force development opportunities.
 - v. Possible housing for hospitality like Air BNB for visiting guests of the seniors housed there.
 - vi. Maybe a midscale hotel up to 80 rooms in the commercial area for tourism.
 - vii. Looking at a 10-20 year build out model, and all proposed uses would be studied for feasibility and need prior to being proposed.
 - viii. Alcohol free campus and uses are all value driven based on the Christian model they are designing.
 - ix. Culinary and events center is a possibility – including an event/banquet hall
 - x. Animal or agricultural tourism ventures
 - xi. Sport field or complex for youth sports
 - xii. Possibly a museum
 - xiii. Visitors/Travel center in commercial area at the highway entrance
 - xiv. Two- or three-story buildings in the commercial area for stores on the first floor and professional office on the second or even third

- floors for IT services, cyber security, possible partnership with educational in these areas – NO DATA CENTER
- xv. Organic horticulture, hydroponics, specialty gardens built out in a high value way to ensure nice grounds
 - xvi. On-site seminars for tourism and hospitality – Christian based
 - xvii. Fitness center possibly for professional athletes
 - xviii. Energy would be solar primarily or at least as much as possible to reduce strain on the grid and help stabilize the grid.
 - xix. Solar streetlights, use of solar glass in design, etc.
 - xx. Water treatment on-site as small-scale municipal sewer, rainfall collection systems and full stormwater onsite.
- g. The planning board gave some feedback but explained they could not make any kind of determinations until they have a full application. They confirmed that based on the current zoning laws the proposed uses were potentially allowable at the site for commercial and agricultural zoning but final determination would need to come after they have a full scale plan of proposals to look at.
3. Dollar General proposal for a roof top solar project on each of the two stores in Windsor has been proposed. No plans were currently submitted for review. They anticipate an application for 66 KW on the two buildings they own in Windsor. It was made clear the Town law would only apply to the West Windsor Store since the Windsor store is in the Village of Windsor.

Old Business:

1. BK Destinations (Barnes Road) - Chair Johnson-Bennett updated the board about a phone conversation she had with the project engineer Scott Freeman and Project Management Company TamCo representative Bill Christianson. The project has been scaled back to 6-8 cabins all with road frontage on Barnes Road. The project will still include trails for non-motorized recreational use, and the project access roads will be designed to the greatest extent possible to meet town road standards. The company has brought on a new architect to revise the cabin designs to fit more in with the rural landscape and all cabins have been pulled away from the existing homes on Barnes Road.

Johnson-Bennett also advised the board that she must recuse herself from the review of this project and will not be able to vote on any actions as she has a direct conflict of interest. Her son is an employee of BK Destinations and she and her husband are bordering property owners.

The meeting was adjourned on the motion of Andre Moore and seconded by Rebecca Reed at 9:30 PM.

The next meeting is scheduled for June 24, 2026, at 7:30 PM.

Respectfully submitted