

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

Present:

Shelly Johnson-Bennett
Andre Moore
Rebecca Reed
Norman Colwell
Colton Perry - excused
Rich Osborne - Code Enforcement Officer
Mark Spinner - Town Attorney

Guests:

Brian Dunbar - Abundant Solar
Andrew Vandorn - Abundant Solar
Matt McGregor - Abundant Solar
Haiyden Woods - Bolar Engineers
Tyler Gutierrez
Mr. Canfield

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

New Business

1. Reagan Pond Venue - 70 Reagan Road

- a. Tyler Gutierrez presented a plan for a small-scale rustic wedding venue. The proposal would not include any structures and would be just a lease of the land for wedding ceremonies or events accommodating 100 or fewer people. All events would be done under temporary tents, and the natural features of the land would be untouched. Parking would be in open fields and could accommodate the maximum occupancy.
- b. The venue would include the pond that is on the property, and all parking would be in the fields that already have access. There is plenty of road frontage to accommodate access.
- c. All tents, port a johns and other needs for the events will be brought in for temporary use and removed after events.
- d. The planning board had no issues with the concept plan and asked that the code officer work with the family to make sure all aspects are compliant with the code.

Old Business:

1. The Cluckery Brewing Co. LLC - 433 Dunbar Road Tax ID 148.04-1-36

- a. 239 review was deemed incomplete until the June Planning Board meeting minutes are sent to the Town Clerk. Chair Johnson-Bennett stated she would forward them to the Town Clerk the next day.
- b. Attorney Spinner asked about the status of the Planning Board review. Chair Johnson-Bennett shared that the planning board had recommended approval with specific conditions regarding changes to the site plan to include the locations of overflow parking, outdoor seating area, and the food truck.
- c. Chair Johnson-Bennett indicated the site plan was incomplete but since the zoning law only allows the planning board 45 days to review and make

recommendations they had to act at the June meeting but put the conditions in the motion to address the inadequacies of the site plan.

2. 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.
- b. 5 MW AC Community Distribution solar generation array.
- c. Andre Moore asked for verification that it would be 22-acres of solar panels on the 37-acre parcel. The applicant concluded it would be 22-acres of clearing and array installation.
- d. There are no DEC jurisdictional wetlands on the property and the two Army Corp regulated wetlands are being avoided for construction.
- e. They submitted a Decommissioning Plan, an Operations and Maintenance Plan, a full Stormwater Pollution Prevention Plan and complete engineered drawing set for review.
- f. 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 a 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.
- g. The parcel is about 37 acres, and the solar project would be about 22 acres of constructed site area.
- h. The construction will be ponded in pole design with fixed tilt panel installation.
- i. 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.
- j. 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.
- k. 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.

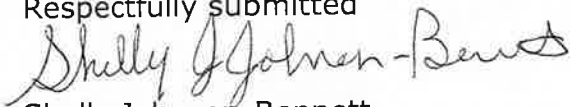
- l. The Planning Board inquired about truck routes during construction and suggested a meeting with the Town Highway Superintendent to discuss if this would warrant a possible bonding of the roads during construction. They were advised that Hoadley Hill Road and Dickinson Road are Town Roads, however access from Trim Street would require involvement from Broome County as that is a county road.
- m. 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.
- n. 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.
- o. 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.

3. BK Destinations (Barnes Road) – They were not present for any updates.

The meeting was adjourned by Chair Shelly Johnson-Bennett at 9:15 PM.

The next meeting is scheduled for August 26, 2026, at 7:30 PM.

Respectfully submitted



Shelly Johnson-Bennett