Planning Board
Village of Dexter
Regular Meeting
December 1, 2025
Minutes

Quorum: Yes, Meeting called to order at 6:30 PM by Chairman Stephanie Ferguson

Members present: Stephanie Ferguson, Charlene Mannigan, Tammy Hanson, Tiffany Ladd
Members Absent: Carol Oliver, Deborah Harmann, Brian Moore
Also present: Trevor Jones; Representative with Essential Power, Danielle Queior; Planning Board Clerk, Connie Mason; resident

Privilege of the Floor: None

Motion Charlene Mannigan 2nd Tiffany Ladd to approve the minutes from the regular meeting held on October 27, 2025.
Ayes: 4 Stephanie Ferguson, Charlene Mannigan, Tammy Hanson, Tiffany Ladd
Nays: 0

Correspondence: Members received comments from Jefferson County Planning regarding the special use application for a roof mounted PV solar system at 632 William Street. County Planning determined the project was of local concern only but did recommend considering changing the zoning law for residential solar projects as permitted accessory uses as opposed to the special use permit process.

Clerk will write a letter to the Board of Trustees to review the zoning law regarding solar.

Old Business:
Motion Tammy Hanson 2nd Tiffany Ladd at 6:35pm to open the public hearing.
Ayes: 4 Stephanie Ferguson, Charlene Mannigan, Tammy Hanson, Tiffany Ladd
Nays: 0

Essential Power has submitted a special use application on behalf of Doreen Schneckenburger of 632 William Street to install a residential roof-mounted PV solar system consisting of (14) solar modules and (14) micro-inverters, DC size 6.02kw.

Connie Mason: are there batteries involved with this project?
Trevor Jones, representing essential power explains;
No batteries, the panels on the roof tie back to the main braker panel then back to the grid. There will be an exterior box mounted next to the meter. Any excess energy not used by the Schneckenburger residence will go back out to the grid. You would need battery storage if you were totally off the "grid" with no power source.

Connie Mason: How will the snow be kept off the panels?
Trevor Jones: With the steep roof pitch, wind, plus heat generated from the panels will help snow to break off. Panels would be placed on the south facing dormer and on either side of the dormer, back side of house.

Board: What does the timeline for installation look like? Mrs. Schneckenburger was looking to be installed prior to the 31st of December to receive the rebate incentives.
Trevor Jones: Have multiple crews in the area, Watertown, Syracuse, Buffalo. Would take about a day and a half to install this type of system.

Connie Mason: How are the panels mounted?
Trevor Jones: Panels are screwed into the rafters with brackets; a tar base is used to seal the roof up so that it is water tight.

Board: How does hail effect the panels?
Trevor Jones: Though made of glass the panels are very durable. Hail wouldn't do damage.

Connie Mason: Have panels ever fell off of a roof?
Trevor Jones: No
Connie Mason: The roof was just re-shingled last year.

Connie Mason: What would a project like this cost?
Trevor Jones: Costs vary depending on the panels. This particular project is roughly 15,000. Different payment options, cash up front, lease, etc.

Motion Tiffany Ladd 2nd Charlene Mannigan at 6:50pm to close the public hearing.
Ayes: 4 Stephanie Ferguson, Charlene Mannigan, Tammy Hanson, Tiffany Ladd
Nays: 0

Motion Tammy Hanson 2nd Tiffany Ladd to approve the special use application for the solar PV system at 632 William Street.
Ayes: 4 Stephanie Ferguson, Charlene Mannigan, Tammy Hanson, Tiffany Ladd
Nays: 0

The clerk will write a decision letter to send to Jefferson County and applicants.

No regular meeting on Monday, December 29th due to the Christmas holiday.

Motion Charlene Mannigan 2nd Tammy Hanson to close the meeting.
Meeting adjourned at 7:00pm
Ayes: 4 Stephanie Ferguson, Charlene Mannigan, Tammy Hanson, Tiffany Ladd
Nays: 0
Respectfully submitted, Danielle Queior