



## PLANNING BOARD MINUTES August 16, 2022

Carole Furman, Vice-Chair, opened the meeting at 7:29 p.m. Pledge.

Present: C. Howard Post (Chair), Carole Furman (Vice-Chair), Mike Tiano, Robert Hlavaty and Len Bouren.

Absent: Kevin Brady and William Creen (alternate)

Also Present: Adriana Beltrani (Town Planner, NPV)

The draft minutes of the July 19, 2022 Planning Board meetings were reviewed. A motion was made by Tiano, seconded by Hlavaty, to approve as written. Board vote: Tiano-Aye, Post-Aye, Hlavaty-Aye. Motion carried.

### **PUBLIC HEARINGS**

**1. Site Plan/Major Subdivision, Brapas Land Development LLC, Off Tiger Maple Lane/Route 9W.** Per the applicant's request the application review has been adjourned and the public hearing will be carried over until next month. There were several items that the applicant would like to address prior to their next presentation.

### **OLD BUSINESS**

**1. Site Plan/SUP, Terramor Catskills/KOA, Route 212 & Cottontail Lane.** Per the applicant's request the application review will be adjourned until a future meeting.

**2. Site Plan/SUP, Family of Woodstock (FOW)/Solar Generation, 454 Washington Avenue Ext.** Presented by Brendan Boland (Solar Generation). Army Corps. of Engineers agreement with HITS, nothing was found and the owner of the property does not recall anything like that either. SHPO-no archeological impact. The Town Engineer sent comments, erosion control measures and location notes to site plan. Typo on site plan says it should be .95 acres. Citation to be added for the topography information to be added. Poles not on the site plan because there are none. All located on equipment panels. Decommissioning agreement to be worked on with the Town Attorney. Furman-no poles? Boland-everything is underground and goes to a transformer pad, utility poles will not be required. Hlavaty-interconnection to Central Hudson, underground as well? Boland-yes, it will also be underground. Tiano-underground disconnect? Boland-everything is on the equipment pad. Bouren-fed into the grid? Boland-fed into grid but not community solar it is just used by the Family of Woodstock through Central Hudson. Kilowatts will be credited to the FOW accounts throughout the county. Host site generating credits and used by the offsite locations of FOW only.

Beltrani-prepared a draft conditional approval. The conditions include:

- Provide erosion and sediment control measures on the site plan satisfactory to the Town Engineer
- Show and detail a stabilized construction entrance on the plans satisfactory to the Town Engineer
- Preparation and approval of a Decommissioning Plan and Agreement to be reviewed by the Town Engineer, Planner and approved by the Town Board
- Payment of outstanding fees

Unlisted Action under SEQRA, negative declaration incorporated with draft resolution and just needs approval by the Board. A motion was made by Hlavaty, seconded by Tiano, to approve the negative declaration and approve the site plan, special use permit. Board vote: Furman-Aye, Post-Aye, Tiano-Aye, Bouren-Aye, Hlavaty-Aye. Motion carried.

### **PRE-HEARING CONFERENCE**

**NONE**

### **ADDITIONAL ITEMS**

**1. NYSDOT Monopole - Route 212.** Beltrani-application was sent to the Town as an FYI. A public cell tower on DOT land and exempt from local zoning. Not much review that the Planning Board is required to do. Visual impact analysis was requested. It was forwarded to the Historic Preservation Commission. It was on their agenda last night. They had several comments. If the Planning Board has any additional comments or concerns we should discuss them. Post-the northbound exit across from McDonald's. Bouren-just for their use? Post-no carriers will have access to it. There must be a void there on the Thruway for service. Bouren-will this help where the Tarpon Towers wanted to add a tower? Post-I would say no because it will be too far away. At least we were given notice and have a chance to comment. Bouren-is the Tarpon Towers still going on? Post-currently in litigation. Beltrani-comments on sensitive receptors? Number in the village and near the Winston Farm site. Post-Historic Preservation Commission input covers our comments. Hlavaty-visibility from the parks in the Catskills, main concern. Beltrani-capture comments in a letter to the referring agency. We are aware that the Historic Preservation Commission will have comments.

### **ADJOURNMENT**

Since there was no further business to discuss, a motion was made by Post, seconded by Bouren, to adjourn the meeting. Board vote: Hlavaty-Aye, Bouren-Aye, Furman-Aye, Tiano-Aye, Post-Aye. Motion carried. The meeting was closed at 7:56 pm.

Respectfully Submitted by,

Becky Bertorelli  
Planning Board Secretary