



PLANNING BOARD MINUTES
FOR JANUARY 17, 2017

The Pledge of Allegiance.

One public hearing was scheduled for this meeting and the public was invited to come forward to examine maps and ask questions. Howard Post, Chairman, opened the meeting at 7:37p.m. Present were Howard Post, William Creen, Michael Tiano, Len Bouren, Daniel Ellsworth, Paul Andreassen and Carole Furman. Absent was Kenneth Goldberg. James Bruno, Liaison, was present. MaryAnne Wrolsen, CAC, was absent. Dan Shuster, Consultant, was present.

A motion by Tiano, seconded by Creen to accept the December 2016 Minutes. All in favor, none opposed, carried.

PUBLIC HEARINGS:

1. Site Plan/Special Use Permit-Kaaterskill SolarLLC-Old Kings Highway. Plans presented by Anne Waling. Post-read his letter stating that this was an informational meeting to collect comments and not a public hearing, will have a public hearing another month. Waling gave a brief narrative of project: local energy local use, 17 acres of panels on 20 acre parcel, 2megawatt solar farm. Comments: Clay Trumpbour-read his report on history of land from 1700's-farming, stone houses, dairy farm, civil war days and said he was not against solar just that this parcel is not right for it. Ron Sauer of Dave Elliott Road: shares a border, generally does not concern himself with neighbors' plans for their property but has a few questions like how long has Cypress Creek been formed/fabricated. Waling-since 2014-merged with a ten year old company and are the seconded largest company now. Sauer-any plans to sell. Waling-not now but could. Sauer-anyone involved living in this area. Waling-lives in Albany area and another guy lives in New Paltz. Sauer-alot of solar companies go belly up how can you insure long term profit to work his research shows little savings for customers and to subsidies. Waling-will not get rich-has decommissioning payment and capital investing, well capitalized cost for construction. Buy everything and paid for then make money from energy and provide energy. Subsidies from a Grant over 3 years get money back for their company. Sauger-alot of disturbance for say a savings of \$14 a month, provides no jobs. Waling-10 to 15% and jobs maybe during construction. Sauer-Town's profit. Waling-\$17,900 a year. Sauer-solar is generally new here but sees the cost has doubled over in Germany. Waling-Germany has high taxes on it. This is State not Federal-NY State Governor has schedule for NY. Sauer-20 years to get his property, he was dairy farmer. Does not want wool pulled over his eyes, you don't live here, does not see a long term benefit for this and concerns if goes belly up. Waling-has decommissioning and easy to remove panels, there are a lot of panels but not large environmental cleanup. Sauer-not against solar just location of this one. Thank you for your time. Kevin Warren of 1005

Old Kings Highway-concerns-long term impact to neighbors if want to sell house. Think it will effect property, sees no benefit to Town and worried about heritage. This is not a good location.

Andrew McVinish, owner of Sebring House/Holland Hall on Old Kings Highway-read his letter. Discussed Local Law 245-R paragraph f toward agriculture and view shed and historical location. Three houses Dillonhurst, Trompour and his the Sebring House are all stone house that will be affected with view shed of mountains, fences-all will change the view. This was stated and discussed at the October 2016 meeting. PIBd should review the Declaration Review as Open Space Plan and a Historic Preservation Ordinance Heritage of Town. Is a historical road. These houses have been part of the stone house tour with Native American flint, etc. on land. Have the Historical Society review. Not opposed to solar but this site affects view shed since 1710, wildlife and geology. This property is not suitable. Holley Carnright-we will have another chance to discuss and talk. Post-yes. Carnright-ok thank you will talk then. Received McVinish letter and he said he would be retaining a lawyer.

OLD BUSINESS:

1. Lot Line Revision-Hans and Henrietta Gunderud-Church Road. Plans presented by Daniel McCarthy. Continuing from last months meeting. Applicant produced a Deed that was filed but not yet recorded in the books so did not know about the Deed. McCarthy explained the history. The goal is to get garage to Parcel 1 and ROW easement so Parcel 1 can get title. Applicant will retain ROW but give right to use. Sliver is separate but to be transferred. McCarthy-NOTE on map Not a Separate Building Lot. Shuster- proposing a future action that might not happen and paying taxes on it and could end up with County owning. A motion by Andreassen, seconded by Tiano to declare as a Type II Action. All in favor, none opposed, carried. Shuster-eliminates encroachment. A motion by Andreassen, seconded by Creen to approve the lot line revision pending all fees paid and signatures. All in favor, none opposed, carried.

PRE-HEARING CONFERENCE:

1. Lot Line Revision-Jaimie and Renee Cohen-Fishcreek Road. Plans presented by Ashley Sanders for Charles Holtz. Same owner for both parcels. A large cliff makes land unusable so swapping acres. There is an existing ROW. A motion by Andreassen, seconded by Creen to declare as a Type II Action. All in favor, none opposed, carried. A motion by Andreassen, seconded by Tiano to waive public hearing and grant Conditional Final approval pending adding a Zoning Block, an Owner's Signature Block, all fees are paid and signatures. All in favor, none opposed, carried.

2. Lot Line Revision-Catskill Animal Sanctuary/George Augustine-Brook Road. Plans presented by Ashley Sanders for Charles Holtz. Catskill Animal Sanctuary owns two parcel that are separated by the 3.7 acres parcel that will be added to the Northern Sanctuary parcel allowing a continuous ownership so they can walk through the two lots. Received an aerial photo handout. Shuster-slight change in configuration but see no problems. Need Owner Signature Block and Zoning Block. Fix Parcel A and B on photo. A motion by Andreassen, seconded by Furman to declare as a Type II Action. All in favor, none opposed, carried. A motion by Andreassen, seconded by Creen to waive

public hearing and grant Conditional Final approval pending the correction of the labeling of Parcel A and B, adding a Zoning Block, adding an Owner's Signature Block, all fees are paid and signatures. All in favor, none opposed, carried.

MISCELLANEOUS:

1. Received Zoning Board Materials.

Since there was no further business to discuss, a motion by Tiano, seconded by Furman to adjourn the meeting at 8:50pm. All in favor, none opposed, carried.

Submitted by:

Juanita M. Wilsey,