



PLANNING BOARD MINUTES September 18, 2018

The Pledge of Allegiance.

Two public hearings were scheduled for this meeting and the public was invited to come forward to review the plans and ask questions. Howard Post, Chairman, opened the meeting at 7:36 p.m.

Present: Howard Post, Daniel Ellsworth, Carol Furman, Kenneth Goldberg, Len Bouren, Michael Tiano and Robert Hlavaty (alternate).

Also Present: Dan Shuster, Consultant & Paul Andreassen (Town Board member present to represent Liason Mike Maclsaac)

Absent: William Creen

A motion by Goldberg, seconded by Furman to accept the August 2018 minutes, motion carried Bouren abstained.

PUBLIC HEARING(S):

1. Site Plan/SUP, ELP Saugerties Solar, LLC, 1765 Route 212. Presented by Jamie Fordyce and Wendy DeWolfe, Eastlight Partners. Fordyce-Looking to create a 2-megawatt solar facility on the capped town landfill site and adjacent property to the east. It will be a community solar program which will connect to the grid through Central Hudson's transection that runs through the parcel. The connection will be over-ground and the point of interconnection will be where the transection intersects with the access road.

Public Comments:

- Chris Andersen – 18 Artist Road: Will there be tree removal, where will the interconnection take place? Fordyce-No trees will be removed on side of the property that borders Artist Road. The interconnection will take place on the landfill side of the trees. Andersen-There is a lot of wildlife crossing and usage on the land, how will the chain-link fence effect that? Shuster-Zoning law requires that there are openings in the fence every 100' to allow wildlife access to the land. Andersen-What is the noise impact, how will that increase as the components age? DeWolfe-ELP uses string invertors because they produce less noise. If you were to stand next to the inverter it would be as loud as a residential refrigerator. With the trees that will remain at the property line the noise will be minimal if at all. Andersen-Suggest that there be a stipulation that the solar company must adhere to regarding level of noise output. Shuster-It can be written into the resolution that the noise level may not go beyond a set number of decibels at the property line. Andersen-Methane is released from the capped landfill, can it build up under the panels and start a fire, since there is electrical energy running through the panels? DeWolfe-There is a DEC process that has to be done when installing on a capped landfill and this is taken into consideration when reviewed. It is regulated in terms of landfill safety and monitored. As the years go by less and less methane is released from a capped landfill. When the tests were done on this property the levels were low. The panels are also at a 25 degree angel which would not allow any build-up under them.

- Ken Krom – 38/46 Artist Road: Will the solar farm stay completely on the landfill site? DeWolfe-It will be staying on the capped areas of the landfill and the small section of property to the east of the capped landfill, on the same parcel.

There were no more public comments/concerns. Furman made a motion, seconded by Ellsworth to close the public hearing. All in favor, none opposed, carried. Public hearing closed at 7:53 p.m.

Goldberg-There are no ridges on the top of the solar panels and they are tilted at an angle, correct? DeWolfe-The top of the panels are flat with no ridge around the edge and the tilt will not allow anything to collect under or on top of the panels. Goldberg-Can you explain the program? DeWolfe- The energy will be disbursed as community solar to subscribers, which will come up as a monetary credit/coupon on the subscriber's energy bill. The project will be a community solar project, providing discounted energy credits to subscribers. Anyone who is served by Central Hudson can be a subscriber but will aim to focus subscriptions locally. Once the solar project is approved there will be outreach to the community to participate. Ellsworth-How many string invertors? DeWolfe/Fordyce-There will be a string of 12 invertors on panels at one given location.

The construction phase will be approximately 12 weeks and if all goes as planned should begin late spring/early summer 2019. Currently ELP has 15 Solar projects with several being on landfills.

Shuster-There is zoning law that requires there be a financial plan/security for the future decommissioning of the solar project with the Town Attorney, contact information will be forwarded.

The following conditions will be written into the resolution and must be completed before construction begins:

1. A financial plan/security with the Town of Saugerties for decommissioning in place
2. Evidence of DEC approval
3. Noise will be no more than 50 decibels at property line

A motion was made by Furman, seconded by Goldberg to approve the Site Plan and Special Use Permit with the conditions mentioned pending signatures and fees paid. All in favor, none opposed, carried.

2. Minor Subdivision, Catherine Berzal, 6058 Route 32. Presented by Walter Eckert of Brinnier & Larios, P.C. The applicant proposes to subdivide a 17.9-acre parcel into two approximately equal sized lots, 8.5 acres and 9.4 acres. The 8.5-acre southernly lot has an existing house on it. Public Hearing began at 8:00 p.m.

Public Comments:

- Gustav Pederson-3042 Route 32: Interested in the exact location. Looked at map and was satisfied.

A motion was made by Furman, seconded by Tiano to close the public hearing. All in favor, none opposed, carried. Public hearing closed at 8:05 p.m. A motion was made by Goldberg, seconded by Tiano to approve the minor subdivision pending signatures and fees paid. All in favor, none opposed, carried.

OLD BUSINESS:

1. Site Plan/SUP, Sophiedrew Acres, LLC/Bach/Ferraro, Glasco Turnpike. Presented by Bruce Utter, P&C. First time back from the closing of the public hearing. The original building was 100' x 250' but has been scaled down to 60' x 120' with 20'-height horse stalls w/10'-stall sides, sidewalls to eaves-16' and the arena-26' height. The roof of the building will be relatively flat. With the change in the size of the building the parking and infiltration basin have been moved in to leave more green space to property line. Parking has increased from 31 to 37 parking spaces. The lighting plan height has changed to match the new building dimensions. Met with Town Engineer, SWPPP is to be completed. There is a 25' buffer of vegetation to the property lines on the east and south sides. The west is commercial property. Shuster-Identify the trees/shrubs that will remain to determine if

additional vegetation is necessary. Utter-Evergreens will be used if necessary. The desired color of the barn is white with a grey/silver roof. Visual impact will be affected by the surrounding vegetation. Ellsworth-Stopped to Doug Myer, Highway Superintendent, and was advised that Mary's street is not a street, on the chip list, but has been plowed for many years. It can not be blacktopped because of drainage issues. Utter-Meeting with Doug in the early stages of the project it was suggested that the first 300' of Mary's Street was going to be added to the chip list. Will get something from Doug stating that this has been approved/addressed. Two catch basins are on the plans for the project to help with the drainage issues. Ellsworth-Is there anyway to move the manure storage/disposal dumpster farther from the property line that borders residential houses? Utter-Will look into another location but it is 100' off the property line as required in the Town Zoning Laws. The location is ideal where it is for garbage truck access and access of the workers that are cleaning out the stalls, cleaned once a week. The hours of operation will be different for caretakers, students and when events are being held. Caretakers will have to be on premises from early morning hours to nighttime to ensure that the horses are taken care of properly. Students will be on premises during the daytime for learning. Event times need to be addressed and specified. There will be no more than 40 horses on the premises during normal operation and no more than 50 horses on site during events. Met with County to get curb cut off approval from Glasco Turnpike. The handicapped parking area will be paved and there is another section of parking that is already paved but the remainder will be gravel. Sharon Bach will create list of items being done for insect prevention/control. All information will be submitted to the Ulster County Planning Board at this time. Will come back next month with requested information and update on the status.

AMENDMENT – ADVISED BY DOUG MYER, TOWN OF SAUGERTIES HIGHWAY SUPERINTENDENT, THAT MARY'S STREET IS NOT ON THE NYSDOT CHIP'S LIST BUT WILL BE ADDED IN DECEMBER, CAN ONLY BE DONE IN DECEMBER OF EACH YEAR. MARY'S STREET IS NOT LISTED IN THE CHIP'S REGISTRY BUT IS IN FACT A TOWN ROAD "BY USE". WHEN A ROAD IS MAINTAINED BY THE LOCAL MUNICIPALITY THAT IT IS LOCATED IN, FOR A PERIOD OF 10 YEARS OR MORE, IT AUTOMATICALLY BECOMES A TOWN ROAD.

2. Site Plan/SUP, Blue Stone Solar, LLC/Geronimo Energy, Churchland Land. Presented by Jenny Monson-Miller and Derek Hasek, Geronimo Energy. SWPPP received and reviewed. Shuster-There is zoning law that requires there be a financial plan/security for the future decommissioning of the solar project set up with the Town Attorney, contact information will be sent. A draft resolution will be completed for the October meeting. Tiano-IS this a community based solar project? Monson-Miller-No, the energy will be purchased by an off-taker and distributed throughout the state.

No further action will be taken by the Board at this time. Applicant will attend the October meeting.

3. Minor Subdivision, Ted Miller, Off Delaware Street. Presented by Tom Conrad, P&C. The property to be subdivided is part of the municipal sewer system but not the municipal water system. A letter must be submitted to affirm this information. A plan for a well will be presented next month but a public hearing is requested. A motion was made by Furman, seconded by Hlavaty to set the public hearing for the October 16, 2018 Planning Board Meeting. All in favor, none opposed, carried.

PRE-HEARING CONFERENCE:

1. Lot Line Revision, John Finn, 527 Churchland Road. Tom Conrad presented for the owner. The applicant would like to revise the lot lines of two parcels of land to create a 27 +/- acre lot referred to as Parcel A. Parcel B, which originally was part of Parcel A will now be combined with Parcel C. Still keeping the number of lots at two. They would like to keep the right of way, for Parcel A, through Parcel B. Shuster-the locator map needs to be corrected to reflect the current parcels of property on the application. Map will need to include all the parcels of land being affected. One of the conditions will be a curb cut approval for Parcel A from Churchland Court. A

motion was made by Goldberg, seconded by Furman to declare this a Type II action under SEQR. All in favor, none opposed, carried. No further action will be taken by the Board at this time until the updated maps are received.

MISCELLANEOUS:

Site Plan/SUP, Kim Kiniry, Route 212. Applicant is requesting an extension on the submission of site plan. A motion mand by Ellsworth, seconded by Furman for a 2-year extension. All in favor, none opposed, carried.

Adjournment:

Since there was no further business to discuss, a motion by Bouren, seconded by Ellsworth, to adjourn the meeting at 8:56 pm. All in favor, none opposed, carried.

Respectfully Submitted by,

Becky Bertorelli
Planning Board Secretary

Mark Smith was asked to address the Board regarding the creation of a Committee for Gateway Review. He presented his idea that a committee should be developed which would look over plans submitted for Gateway Overlay zoned areas to ensure that they fit into the character of the Town of Saugerties. There was much discussion regarding the addition of another level of review to the process that would prolong the application process of an application. This could be a deterrent for businesses/individuals to develop in the Town. Furman suggested that this not be a committee with comments that need to be strictly adhered to but an advisory committee that will attend Planning Board meetings and review the applications that are submitted for the Gateway Overlay areas for comment. A motion was made to accept the idea of an advisory committee to the Town Board. All in favor, none opposed, carried.