

The Town of Deerpark Planning Board met for their bi-monthly meeting on WEDNESDAY, AUGUST 22, 2018 at the Deerpark Town Hall, 420 US Route 209, Huguenot, NY. The following were present:

BOARD MEMBERS PRESENT:

Bob Vicaretti-Chairman
Rob Whitney
Willard Schadt

Craig Wagner-Vice Chairman
Theresa Santiago



BOARD MEMBER ABSENT: Mike Hunter

OTHERS PRESENT:

Town Attorney-Glen Plotsky
Fusco Engineering-John Nosek
Dave Dean-Town Councilman
Al Schock-Town Councilman

Pledge of Allegiance

Meeting was brought to order at 7:00 p.m.

**MARTELL HOLDINGS – WILSON ROAD – EXTENSION –
Chad Martell**

Mr. Martell explained that this is an extension for the Wilson Road Proposed Subdivision Phase II, Town Attorney suggested they extend the application for 6 months. Willard Schadt added that the economy has not changed, Chairman Vicaretti stated that he could see no reason not to extend it. Town Attorney acknowledged 6 months would be the first meeting in February.

Motion to Approve extension for Martell Holdings.

Motion made by Rob Whitney, 2nd by Craig Wagner to grant a 6-month extension until the February 13,2019 Meeting for Martell Holdings.

Vote 5 Ayes: Theresa Santiago, Craig Wagner, Rob Whitney, Willard Schadt, Bob Vicaretti.

MOTION CARRIED

LITTLE POND SOLAR PROJECT – WHITEHEAD ROAD – PRE-APPLICATION –

Kevin Kohlstedt
Ben Broder

Mr. Kohlstedt started off the presentation stating that him and Mr. Broder were from Cypress Creek Renewables which is a solar developer based out of Santa Monica, CA. He continued that they plan on developing on Whitehead Road on 150 acres. He further stated that they will be submitting a formal application this fall, and also stated that they have had a meeting with Supervisor, Gary Spears, Deputy Supervisor, Dave Dean and Town Attorney, Glen Plotsky last month to discuss the project. He added that this will benefit the community, the school and fire department. Mr. Kohlstedt asked the time frame for approval. Town Attorney acknowledged that no GML-239 needed to be done but Orange County Planning would want to see Site Plan, also there will be Engineering Review, a public hearing, the approval of the PILOT (Payment in Lieu of Taxes) and a decommissioning plan approved by the Town Board. Mr. Kohlstedt stated that a formal submittal will be in November, Town Attorney advised that there is only one meeting in November and December due to the holidays. Chairman Vicaretti asked if the property was wooded, Mr. Kohlstedt answered yes, some parts are and some have been cleared, there is also wetlands on the property that they plan to avoid. He added that visual impact studies will be done as well.

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LITTLE POND SOLAR PROJECT – WHITEHEAD ROAD – PRE-APPLICATION – continued –

John Nosek stated that a SWPPP (Storm Water Pollution Prevention Plan) needed to be prepared. Chairman Vicaretti added that an EAF (Environmental Assessment Form) and DEC (Department of Environmental Conservation) Mapper needed to be submitted with the application. Chairman then asked about Escrow, Glen Plotsky, Town Attorney stated that **Attorney Escrow will be \$1500** and John Nosek, stated that **Engineering Escrow will be \$3000** the Escrow Form was filled out and signed by Town Attorney, Town Engineer and Applicant. A copy was given to each; also, a copy will be given to Escrow Manager, Danielle L Glynn and a copy will be placed in the file. Craig Wagner asked if they would be using anti-glare on the panels, Kevin Kohlstedt answered that the panels are non-reflective. John Nosek questioned if they have other projects in New York or Orange County, Mr. Broder answered they have some in Orange County and right now they have 23 approved in the State with 40-50 more in the process.

SPARROWBUSH NY 1 & 2 LLC – WEST PEENPACK TRAIL – SOLAR APPLICATION –

Kathy Haake-CEC Development LLC
Colin McCormick-Maser Consulting

Mr. McCormick stated that they have submitted revised plans with the 2-lot subdivision on them, they also shifted the panels to the North, updated the SWPPP and both lots meet the bulk regulations of 20% maximum building coverage with Lot 1 being 19.2% coverage and Lot 2 at 1.1%. John Nosek acknowledged that the NOI (Notice of Intent) was still needed and SWPPP. He then went through the comments from Fusco Engineering:

1. Tee turn-around for emergency vehicles.
2. Show equipment pan details.
3. Show electrical tie-in details.
4. Show certified survey and subdivision sheets for filing.
5. Identify plantings.
6. Provide signed NOI upon approval.
7. Submit decommission plan.
8. Finalize PILOT with Town Board.
9. Address Orange County Planning Comments.

Mr. McCormick addressed the comments stating that the equipment pans and the electrical tie-in details are on the map, the plantings will just be clover under the panels, they will provide the NOI and the decommissioning plan to the Town Attorney for review. He further stated that Lot 1 will have 1 Megawatts of power and Lot 2 with about 2MW. Chairman Vicaretti asked what happens at night with the solar and how all that is generated during the day is put into the grid. Ms. Haake answered that during the day it is stored and at night it is put into the grid, more energy is used during the day than at night. Chairman acknowledged that once the comments are finalized an approval can be given. Town Attorney added that the PILOT is in place, John Nosek stated the big things that needed to be done was the survey for the subdivision, the NOI and the PILOT.

Motion to declare Planning Board Lead Agency.

Motion made by Theresa Santiago, 2nd by Craig Wagner to declare Town of Deerpark Planning Board Lead Agency for SEQRA purposes.

Vote 5 Ayes: Theresa Santiago, Craig Wagner, Rob Whitney, Willard Schadt, Bob Vicaretti.

MOTION CARRIED

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DRAGON SPRINGS – SOLAR PROJECT –

Michael Morgante-Project Engineer for Applicant

Mr. Morgante gave an update on the project stating that they have developed a SWPPP, NYS DOT is reviewing the plans; he added that there should be no traffic issues after completion it will be during the construction process and mainly on Route 211. Mr. Morgante further stated that there will be vegetation planted under the rays and it will have a gravel road with impervious materials for drainage. John Nosek stated on the Long Form EAF there is a stream identification, they needed to show protection of the stream also the SHPO (State Historic Preservation Office) had a few hits with Lake Helen, a abandoned mine and remnants of Deerpark Lodge, also there was a hit with the DEC Mapper, Michael Morgante stated that is was the Indiana Bat and will put a note on the map. He added that there is a 50ft buffer off of Route 211 and it is heavily vegetated, and there will also be a 6ft fence. John Nosek stated that even with the aerial of the property at different times of year the visual will not be the same. Mr. Morgante explained that the most that will be seen is the back of the panels and they blend in.

MOTION TO APPROVE MINUTES.

Motion to Approve August 8, 2018 Minutes.

Motion made by Craig Wagner, 2nd by Rob Whitney to approve the minutes for Wednesday, August 8, 2018 meeting.

Vote 5 Ayes: Theresa Santiago, Craig Wagner, Rob Whitney, Willard Schadt, Bob Vicaretti.

MOTION CARRIED

OTHER BUSINESS –

Dave Dean stated that with three big solar applications before the Board, everyone needs to keep up on education with solar farms.

Chairman Vicaretti asked if someone could come in a explain how the grid system works.

Town Attorney stated he could contact Orange and Rockland and see if someone could come in a give a presentation.

Motion to adjourn meeting.

Motion made by Theresa Santiago, 2nd by Craig Wagner to adjourn August 22, 2018 Planning Board meeting at 7:56 pm.

Vote 5 Ayes: Theresa Santiago, Craig Wagner, Rob Whitney, Willard Schadt, Bob Vicaretti.

MOTION CARRIED

Respectfully submitted by,



Amanda Gorr, Planning Board Secretary