

The Town of Deerpark Planning Board met for their bi-monthly meeting on WEDNESDAY, MARCH 27, 2019 at the Deerpark Town Hall, 420 US Route 209, Huguenot, NY.

The following were present:



**BOARD MEMBERS PRESENT:**

Bob Vicaretti-Chairman

Theresa Santiago

Willard Schadt

Craig Wagner-Vice Chairman

Rob Whitney

**OTHERS PRESENT:**

Town Engineer-Alfred A. Fusco III

Town Attorney-Glen Plotsky

Dave Dean-Town Councilman

Al Schock-Town Councilman

Pledge of Allegiance

Meeting was brought to order at 7:01 p.m.

**DEERPARK VILLAGE – WILSON ROAD – EXTENSION –**

Town Attorney stated that the Applicant wishes for an extension until the April 24, 2019 meeting. He continued their extension was scheduled for the April 10 meeting, but because of the matter that is on for that date, they asked to be moved to April 24.

**Motion to grant an extension.**

Motion made by Theresa Santiago, 2<sup>ND</sup> by Craig Wager to extend application to April 24, 2019.

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

**MOTION CARRIED**

**CYPRESS CREEK RENEWABLES – WHITEHEAD ROAD – SOLAR ARRAY –**

Kevin Kohlstedt-Representative from Cypress Creek Renewables

Anne Waling-Representative from Cypress Creek Renewables

Mr. Kohlstedt stated he is the project developer; this is a 20-Megawatt system that would supply 5600 single family homes. It could potentially bring in money to town in revenue, there will also be 2 jobs created for upkeep. The site plan application was submitted and he has received the comments from the Town Engineer. Ms. Waling stated she was the Zoning and Outreach Manager of Development for Cypress Creek, she stated she would like to set up a meeting to discuss the PILOT and she is also in talks with the school and fire department. She also stated that she has been in contact with Hartwood Club and Cahoonzie Club. Kevin Kohlstedt continued that the site access will be off of Whitehead Rd, they will improve the current access road. He went on to say that there is minor wetland impacts and are working with DEC (Department of Environmental Conservation) and the Army Corps of Engineers. They will be building a new stream crossing and have talked to the DEC considering this, also a gate will be added at the beginning of the access road with a Knox box. Also, a fence will be installed around the solar array, he stated that 144 acres will be disturbed. He explained that the panels track the sun and move with the sun, the power will be sent to a substation near the Orange and Rockland transmission line. Willard Schadt asked if the rest of the property was going to be used, Chairman asked if there was a lease in place. Mr. Kohlstedt answered that they are leasing 600 acres but only plan to use the 144 and there are talks about purchasing the portion. Chairman Vicaretti asked if a subdivision would be needed, Town Attorney answered only if they buy it. Chairman questioned if a site plan of the full parcel was needed, Town Attorney answered technically, yes.

**Planning Board Minutes-March 27, 2019-continued-**

**CYPRESS CREEK RENEWABLES – WHITEHEAD ROAD – SOLAR ARRAY – continued –**

Town Engineer went over the comments from Fusco Engineering concerning the decommissioning bond, PILOT, on the EAF there were a few answers that needed to be fixed along with a signature, SHPPO, regards to the wetlands they need to keep the Town informed, a turnaround for vehicles and large enough for emergency vehicles was needed, survey map needed signature and stamp, SWPPP and Notice of Intent, if the applicant wants 7ft fence a variance is needed, escrow for SWPPP inspections needed to be established, silt fences and ponds were needed during construction and more details on the access roads. Chairman asked if the Board needed a copy of the lease agreement, Town Attorney stated that the application included the owner's endorsement but the Board could request that the lease be the life of the panels. Chairman asked if there would be any additional lighting and what security would be in place, Kevin Kohlstedt replied no to the lighting, and the fence is the security, but it is remotely monitored there will be a camera on the substation and the panels and wires will trigger an alarm if damaged. Chairman Vicaretti asked why they had to construct 5 acres at a time, Mr. Kohlstedt stated it was requested from DEC. Dave Dean asked how long from start to finish will it take to construct, Kevin Kohlstedt answered 12 months to complete. Willard Schadt asked what the reasoning was with 5 acres, and if it would be powered up all at once, Mr. Kohlstedt answered yes and the DEC is afraid they will be disturbing too much soil at one time.

**Motion to declare Lead Agency.**

Motion made by Craig Wagner, 2<sup>ND</sup> by Theresa Santiago to declare intent for the Town of Deerpark Planning Board to be Lead Agency for SEQRA purposes.

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

**MOTION CARRIED**

**Motion for GML-239 distribution.**

Motion made by Theresa Santiago, 2<sup>ND</sup> by Craig Wagner to start the 239 review for Bens Development Corp, Little Pond Solar.

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

**MOTION CARRIED**

**Motion to refer applicant.**

Motion made by Rob Whitney, 2<sup>ND</sup> by Craig Wagner to refer applicant to the Town of Deerpark Zoning Board of Appeals for a variance for the fence.

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

**MOTION TO APPROVE MINUTES.**

**Motion to Approve March 13, 2019 Minutes.**

Motion made by Theresa Santiago, 2<sup>nd</sup> by Craig Wagner to approve the minutes for Wednesday, March 13, 2019 meeting.

**Vote 4 Ayes:** Theresa Santiago, Craig Wagner, Rob Whitney, Bob Vicaretti. Willard Schadt abstained as he was not at the meeting.

**MOTION CARRIED**

**Planning Board Minutes-March 27, 2019-continued-**

**OTHER BUSINESS:**

Chairman Vicaretti acknowledged that for the April 10 meeting that the 3 minutes for public comment was going to be implemented and that each person will get one turn. Town Attorney agreed and added that no time will be yielded to anyone else, he also stated that a stenographer will be present. He further stated that the school auditorium is reserved until a certain time and if it goes over then the public hearing will have to be held open until it can be continued.

**Motion to adjourn meeting.**

Motion made by Theresa Santiago, 2<sup>nd</sup> by Craig Wagner to adjourn March 27, 2019 Planning Board meeting at 8:04 pm.

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

**MOTION CARRIED**

Respectfully submitted by,

A handwritten signature in cursive script that reads "Amanda R".

Amanda Gorr, Planning Board Secretary