

The Town of Deerpark Planning Board met for their bi-monthly meeting on WEDNESDAY, JANUARY 8, 2020 at the Deerpark Town Hall, 420 US Route 209, Huguenot, NY.

The following were present:

**BOARD MEMBERS PRESENT:**

Robert Vicaretti-Chairman  
Santiago  
Rob Whitney

Craig Wagner-Vice Chairman  
Theresa Willard Schadt

**OTHERS PRESENT:**

John Nosek-Representative from Fusco Engineering  
Glen Plotsky-Town Attorney  
David Dean-Town Councilman

Pledge of Allegiance

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

**KIM/HEATER/DOROSZ – THIRD STREET – PUBLIC HEARINGS –**

Kevin Preston-Representative for Applicants

**Motion to open public hearings.**

Motion made by Theresa Santiago, 2<sup>nd</sup> by Craig Wagner open public hearing for Kim, Heater and Dorosz.

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

**MOTION CARRIED**

Secretary read public hearing notices.

Mr. Preston gave a brief description explaining that this is two separate applications regarding 3 parcels, the Kim's are giving 1 acre to the Heater's and the Dorosz's are giving 1.08 acres to the Kim's.

Public Comment:

No public comment.

Town Attorney stated that GML-239 was done no comments, he continued that escrows were not paid so approval will be on fees paid.

**Motion to close public hearings.**

Motion made by Theresa Santiago, 2<sup>nd</sup> by Rob Whitney close public hearing for Kim, Heater and Dorosz.

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

**MOTION CARRIED**

Willard Schadt asked about review of deeds, Town Attorney answered he has been provided with the deeds and have approved them.

**Motion to declare Planning Board Lead Agency.**

Motion made by Theresa Santiago, 2<sup>nd</sup> 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, Robert Vicaretti.

**MOTION CARRIED**

**PLANNING BOARD MEETING JANUARY 8, 2020 continued –**

**KIM/HEATER/DOROSZ – THIRD STREET – PUBLIC HEARINGS – continued –**

**Motion to declare a negative declaration.**

Motion made by Theresa Santiago, 2<sup>nd</sup> by Craig Wagner to a declare a negative declaration for SEQRA purposes.

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

**MOTION CARRIED**

**Motion to approve application.**

Motion made by Theresa Santiago, 2<sup>nd</sup> by Craig Wagner approve application for Heater and Kim contingent on fees paid.

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

**MOTION CARRIED**

**Motion to declare Planning Board Lead Agency.**

Motion made by Theresa Santiago, 2<sup>nd</sup> 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, Robert Vicaretti.

**MOTION CARRIED**

**Motion to declare a negative declaration.**

Motion made by Theresa Santiago, 2<sup>nd</sup> by Craig Wagner to a declare a negative declaration for SEQRA purposes.

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

**MOTION CARRIED**

**Motion to approve application.**

Motion made by Theresa Santiago, 2<sup>nd</sup> by Craig Wagner approve application for Kim and Dorosz contingent on fees paid.

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

**MOTION CARRIED**

**109 MAIN STREET – APARTMENTS – PRE-APPLICATION –**

No one present.

**CHARLES GILLANDER – 95 LONGUNDI DRIVE – GROUND MOUNT SOLAR –**

No one present.

**MAPLE CREST SOLAR – MAPLE CREST DRIVE – 5MW SOLAR ARRAY –**

Maziar Dalaeli-IPP Solar-Representative for Applicant

Joseph Hens-Ingalls & Associates-Representative for Applicant

Mr. Dalaeli stated that this was just a follow up to address the questions and comments from the Town Engineer, and to give updates regarding some concerns of the Board. He continued that he went out and flew a drone over the property by Edgewater Lane to show line of site and presented the aerial shots. Chairman Vicaretti confirmed it seems the houses on Edgewater will not see the array, Chairman asked if the presentation from last meeting and photos and videos that were provided at tonight's meeting could be submitted to the Secretary as part of the record. Mr. Dalaeli stated he would provide a memory stick of it. Joe Hens went through the comments from last month from Fusco Engineering explaining the ones that had been satisfied with the new submission. He stated that SWPPP has been provided, the wetlands on the property are Army Corps but there is no disturbance in it and will get a letter from them.

**PLANNING BOARD MEETING JANUARY 8, 2020 continued –**

**MAPLE CREST SOLAR – MAPLE CREST DRIVE – 5MW SOLAR ARRAY – continued –**

He continued the landscape buffer is demonstrated in Mr. Dalaeli's video, the height of the fence is being revised to 6ft, a decommissioning plan was submitted, the PILOT Mr. Dalaeli will reach out the Supervisor's office next week. Town Attorney acknowledged that until an agreement is in place with the Town Board, there will not be an approval by the Planning Board. Mr. Hens further stated that the Long Form EAF was submitted at last meeting, John Nosek stated that the new comments from Fusco Engineering entailed several changes that needed to be made on the EAF, also needed was a write off on SHPO, he asked how many acres of trees were proposing to be removed, Mr. Hans answered about 20 acres. Mr. Nosek stated that the SWPPP needed to include a NOI (Notice of Intent), he also asked if they were going to store electric onsite, Mr. Dalaeli yes it will be stored in batteries, they will be the size of a refrigerator and will be standing next to each other. Mr. Dalaeli stated there will be the fence and video surveillance. Town Attorney asked if the 6ft fence would have barred wire on it, Mr. Hens answered No. Rob Whitney asked if there would be stumping on the 20 acres of trees being cut, Mr. Hens replied unless needed, the entire area of disturbance will be 25 acres but the fire had already taken care of some. Chairman asked what would be done with the disposal of trees, Mr. Dalaeli answered that the contractor will take care of the lumber, Town Attorney stated a note can be placed on the map regarding the handling. Chairman questioned if there would be any emissions from the batteries and if there was any cooling in place because of the heat that would be produced, Mr. Dalaeli answered that there are no emissions, they are sealed and lithium batteries and there is a cooling system and sprinklers. Chairman asked for the details on this be submitted. Rob Whitney asked if there would be security measures in place, any lighting and site visits for maintenance when up and running, Mr. Dalaeli replied that there will be security it will be video fed to phones, robots will alert them of issues, lights will be at the gate and the battery storage area. Town Attorney stated that most other solar has maintenance people come in about once a month. Chairman asked if the Fire Department had visited the site yet, he explained that there is a form in the application that the Fire Chief needs to sign off on. Joe Hens added that normally they put a Knox box on the gate and all turn arounds inside are per Fire Code. Town Attorney stated that GML-239 could be done subject to revised maps or the Board could wait till next meeting.

**Motion to declare intent for Planning Board to be Lead Agency.**

Motion made by Rob Whitney, 2<sup>nd</sup> by Craig Wagner to declare intent for Town of Deerpark Planning Board to be Lead Agency for SEQRA purposes.

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

**MOTION CARRIED**

**Motion to schedule a public hearing.**

Motion made by Theresa Santiago, 2<sup>nd</sup> by Craig Wagner to schedule a public hearing for February 26, 2020 at 7pm for Maple Crest Solar.

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

**MOTION CARRIED**

**MOTION TO APPROVE MINUTES.**

**Motion to Approve December 11, 2019 Minutes.**

Motion made by Theresa Santiago, 2<sup>nd</sup> by Rob Whitney to approve the minutes for Wednesday, December 11, 2019 meeting.

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

**MOTION CARRIED**

**PLANNING BOARD MEETING JANUARY 8, 2020 continued –**

**Motion to enter Executive Session.**

Motion made by Craig Wagner, 2<sup>ND</sup> by Theresa Santiago to close Regular Session and enter into Executive Session for legal advice and invite Town Attorney, Glen Plotsky, John Nosek, Fusco Engineering, David Dean, Town Councilman and Amanda Gorr, Board Secretary.

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

**MOTION CARRIED**

**Motion to exit Executive Session.**

Motion made by Craig Wagner, 2<sup>ND</sup> by Theresa Santiago to close Executive Session and Re-enter Regular Session at 8:37 pm.

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

**MOTION CARRIED**

**Motion to adjourn meeting.**

Motion made by Theresa Santiago, 2<sup>nd</sup> by Craig Wagner to adjourn January 8, 2020 Planning Board meeting at 8:38 pm.

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

**MOTION CARRIED**

Respectfully submitted by,



Amanda Gorr, Planning Board Secretary