

Draft Meeting notes of the September 26, 2022 Stephentown Planning Board

In attendance: Derrick Gardner, Mark Prescott, Zachary Leonard, Robert Lobdell, Alex Haley, Chris Langlois, attorney

Meeting called to order at: 7:05pm

Pledge of Allegiance Recited

Exits pointed out

Motion to accept last meeting notes as written made by: Zach Leonard

Second motion to accept last meeting notes as written made by: Alex Haley

All in Favor

Motion Carried

Jenny Lippmann – Engineer. Reviewed her letter dated September 26, 2022 in detail. Copy of which is attached for the record. Just a few points left to have reviewed, four in total. Fire department, SWPPP, planting plans, decommissioning plan.

Haley – just got response from fire department late this afternoon that they are ok with the width of the road as is.

Reuben – planting plan. Took tree list provided to the board. Provided copy of landscape plan, see attached.

Jenn – since the Fire Department has signed off on access, would still defer to code enforcement officer.

Reuben – of course, standard practice that they defer to the code enforcement officer.

Reuben – anything else in the plans, Storm Water? That you have questions or clarification on?

Hailey -plantings are at the property line. The solar facilities, fence are within the setback.

Mark – purpose of the trees is to block the view of the solar panels.

Chris – what about maintaining the plantings. What happens if something dies? Would something be replaced if it dies/fails to thrive?

Derrick – question about plantings. Why are they closer to the fence and not closer to the road?

Hailey – there is already a patch of trees there and they are trying to create a better visual field. There is a large dip right there.

Chris – board has three determinations to consider:

1. SEQRA

Two options, negative declaration or a positive declaration. Chris reviewed criteria for each.

Mark P made motion for a negative declaration

Zach Leonard seconded.

All in favor

Motion carried.

2. Special use permit

Chris read criteria for the special use permit. Need to include period on which the use permit gets renewed. Board can attach conditions such as:

1. Compliance with all outstanding conditions set forth in letter of 9/26/2022
2. Landscaping be reviewed annually for replacement
3. Applicant obtain and submit to board fire department approval
4. No impact letter from Historical Parks and historical preservation
5. Decommissioning plan

Motion to approve application for special use permit to be renewed every five years with the above conditions made by Rob Lobdell

Seconded by Mark Prescott

All in Favor

Motion carried

3. Site Plan Use

Chris – recommends that the site plan approval have same five conditions as outlined above excluding the renewal.

Motion made to accept the site plan application with same five conditions by Mark Prescott

Zach Leonard seconded

All in favor

Motion carried.

Chris will type up the resolutions for adoption at the next meeting

Derrick, motion to adjourn meeting at 7:45pm

Rob Lobdell seconded.

All in favor

Motion carried.