

Meeting minutes of the July 19, 2022 Planning Board Meeting

In attendance: Rob Lobell, Zach Leonard, Alex Haley, Bill Holliday, Chris Langlois, attorney

Absent: Derrick Gardner, Mark Prescott.

Pledge of Allegiance Recited

Exits pointed out.

Zach Leonard Made motion to accept minutes as written

Alex Haley Seconded motion to accept minutes as written

Motion carried.

Haley - provided handouts which are attached. Will go through visual assessment

6 acres between rows of panels will still available for farming. 13 acres outside of fenced project for farming. Farming would be free farming. 100% residential subscriptions would equal about \$100,000K in savings.

Access to stream for fishing. No noticeable impact.

Rubin – doesn't believe the space between the rows should be included in the calculations? Pulled fencing back. Still exceed the required setbacks. Calculations from the barn. Pulled some of the rows from the top of the array project. Double row of screening and full rows of screening along north end of pod. 250 trees and shrubs. Staggered rows. Mix of two types of plantings.

Haley – planting sheets that town could decide on for the plantings.

Rubin- elevations. Impact analysis. Three viewpoints. South, Middle, North end. Showed photos of what it is proposed to look like. From South can see only a small portion of the panels. By year five trees will be about 12 feet high and will only see the tops of the arrays. It's not a wall to totally obscure but to soften the look.

Chris - Owen have you reviewed the changes.

Owen – this is the first I'm seeing the changes.

Rubin – won't exceed the 25% cap

Owen – full 77 acres in play?

Rubin & Haley – correct

audience— how far from wetlands?

Rubin – well within the setbacks

Owen – did you change the space between rows?

Haley – no nothing changed. We are just allowing farming between rows. Something like strawberries, asparagus etc. nothing like corn. Within storm water requirements. There is more protection to crops actually due to the panels.

Chris – space between?

Rubin -approximately 14 feet.

Alex – what is the depth of the underground wires? Far enough down that a farmer would not hit them.

Rubin – will be under the arrays and within the foot print.

Audience – full 77-acre purchase?

Haley – prepared application from a solar law perspective. Working with DEC for an easement for public fishing access.

Alex – closest facility in operation from Stephentown.

Haley – wind projects mostly. Solar project in planning in Claverack. Solar project in Cape Cod.

Zach – regarding the 10% off and you have to move do you have to pay discounts back. No long-term commitments?

Haley – correct no long-term commitments any longer, maybe about 5 years ago.

Haley – no long-term health effects.

Chris – any new site plan with the 5-year plan?

Rubin – was waiting on engineer review.

Chris – town board moving forward with a 6-month moratorium on solar projects.

Haley – was this moratorium at a request of the planning board.

Chris – the chairman may have asked about town laws regarding solar projects. Without any legislation for guidance on what needs to happen or laws this needs to be investigated.

Chris – pointed out to board the SEQR information. Everyone needs to review. Owen needs to review additional information.

Alex – engineer is a town board matter.

Rubin – this has been several months in process to secure an engineer.

Rob – we need to review what was presented tonight. Need to review with engineer.

Chris – this town does not have an engineer on retainer. Will follow up with Town Supervisor.

Raquel – believes this application should not be included in the moratorium.

Haley – is confused by moratorium and why it includes existing applications.

Chris – anything more for tonight?

Rob – no

Chris – would applicant be willing to extend the 30 days?

Haley – wanted to know a sense of recommendation.

Chris and board – can't provide anything without reviewing the given materials from tonight.

Rubin – will get updated calculations and information to Owen and the board.

Rob – motion to adjourn at 8:20.

First Alex

Second Zach

All in favor, motion carried

Meeting notes accepted on September 13, 2022

Zach Leonard made motion to accept minutes as written

Alex Haley seconded motion to accept minutes as written

All in favor

Motion carried and minutes adopted