

TOWN OF PLATTEKILL
PLANNING BOARD
P.O. BOX 45
MODENA, N.Y. 12548

Minutes of: November 15, 2022

ROLL CALL: Chairperson, Cindy Hilbert, Vice Chairman, Richard Gorres
(arrived at 7:07) Ernie VanDeMark, Darlene Ruscelli,
Lorraine Morano, George Hickey

Meeting opened at 7:03 pm.

EXCUSED ABSENT: Nathaniel Baum

Planning Consultant: Patrick Hines, MHE Engineering

NEW BUSINESS:

Workshop Art Fabrication
1978 NYS Route 32

SBL#101.1-5-4

Proposed: Warehouse storage/office space

Mr. Michael Bodendorf, from Hudson Land Design, was present to represent Workshop Art Fabrication.

Mr. Bodendorf explained that his client would be purchasing the property from Lightning Express. There is currently a block building and that area will remain the same. It is currently being rented from Home Sweet Hudson. The back of the building is where they would like to convert an area to do welding projects. The converted area would be 28' x 16'. In this area they would be doing restoration on bronze work that is damaged. There is a low impact from the chemicals used. They also use a limited amount of solvents. The building would mostly be used as storage, but they needed to add the welding area. They would like to use part of the warehouse for producing rubber molds which they use to produce fine art for artists. Their main facility is in Kingston, where they do fine art casting fabrication. Part of this process creates the rubber molds. This process and business takes up more and more storage space, which is why they are looking for another facility.

The warehouse area will be holding pallet racking in order to store the rubber molds. They will be doing a little tig welding in a small space in the back of the building (16x28) to repair the damaged statues. There will be no outdoor storage.

Mr. Hines addressed all his questions and stated it is a Type II SEQR action so there is no SEQR review required. This use fits into the Zoning for this district. There are no physical changes to the building. Warehousing is listed as a Special Use in the Zoning District. Section 110-59 of the Town Codes requires the application to have a public hearing.

Mr. VanDeMark: In regards to the tig welding, will all the material be kept inside on the racks?

Mr. Bodendorf stated that there will be no outdoor storage of any materials. Yes, it will all be kept in the back of the building in the corner.

Ms. Hilbert: What is tig welding?

Mr. Bodendorf: It is a pedal, torch and a rod and does not cause many sparks. It is not like the welding you see on TV where there are a lot of sparks flying,

A Public hearing is scheduled for January 25, 2023.

Soleil Ventures LLC.
Hoppenstedt Road

SBL# 107.2-3-14 & 15
Proposed: Solar Farm

Mr. Alec Gladd, Cuddy & Feder Attorney at Law and Arthur Memeyerovich were present to represent the application.

Mr. Gladd explained the applicant is proposing a 4.95 MW solar facility on two (2) parcels totaling eighteen (18.90) acres. The applicant will combine the two parcels during this process. The property is on the East side abutting the NYS Thruway and the property is located in the RS1 district where solar projects are allowed. The access to the site will come off of Hoppenstedt Road and will have a gated access with a 20 ft. access on the East side. There will be a fence along the entire project area.

Total solar panel coverage on the site will be 6.22 acres which is 33% of the total coverage. The panels will be a maximum tilt of 25% while being 8ft. tall.

Ms. Hilbert: If these two lots together are 18 acres, I would think the coverage shown would be more than the 33% stated.

Mr. Gorres: Have you contacted Central Hudson yet?

Mr. Gladd: Yes, we have.

Mr. Memeyerovich: We have an application in already for the connection fee and we have not received the cost yet.

Mr. Michael Tobias, New York Engineers, has joined the meeting and will also be representing the client.

Mr. Tobias explained this will be a Community Solar project and is 4.9 megawatts. They will be offering to subscribers in the local area first with a 10% reduction in the electrical rate.

Mr. Hickey stated that there is a 2-3 week review for all the Central Hudson applications. Mr. Hines stated that Central Hudson will need to know what the improvements are going to be because they will need to add them into their system.

Mr. Hines stated that they will need a Special Use Permit for this project and the max height for the solar panels are 8ft. 9 inches. The applicant will need to clean up the acreage listed on the documents so it matches. The panels will need to have a 50' setback around the property boundary.

Mr. Tobias stated there will be a soft set back around the property. They are looking to space the rows 10ft. apart so they can mow in between. A 50' setback will be submitted to the utility company for their inter-connection agreement. There will be no battery storage on the property.

Mr. Gorres stated he thought that the lot coverage looks like it exceeds the 50% Town Code requirement. It appears that the whole parcel looks like it is going to be converted to solar panel even with the rows being 10 feet apart.

Mr. Hines: Stated that he is unaware how the Code Enforcement officer interprets the calculation of the lot coverage. He's not sure if he excludes the area between the solar panels. In Mr. Mandoske's initial review, he stated that the lot coverage appeared to be around 75-80%, while their calculation shows 33%. (See Mr.

Mandoske's determination dated 09/15/2022). There needs to be a determination between how the actual calculation for the lot coverage is done before the application can move forward. The application needs to be cleaned up and make sure that all the numbers are consistent throughout the application.

Mr. Hines stated that the applicant will need to meet with Mr. Mandoske, (Code Enforcement officer) and get a letter stating that he concurs with their measurements.

Mr. Hines stated that you are taking a tree covered 18-acre parcel and removing all the trees yet you are trying to do this as a Green Project. Do you care to explain?

Mr. Tobias explained they are going to try and keep the trees around the property line. They are intending to keep the perimeter wooded as the 50 foot setback. The Green use will be a balance of benefits for the solar project. The benefit of the solar farm will out weight the loss of the trees. For the different types of solar projects there needs to be a balance of the community needs vs to change in the land.

Ms. Ruscelli: What do you plan on doing with all the trees that are taken down? It would be nice if you repurposed them in some way. She stated that a local company such as Habitat for Humanity could possible use the trees for one of their projects.

Mr. Tobias stated that they will look into different uses for the trees once removed.

Mr. Memeverovich said it was their intention to replant (trees) anything that they could including the grasses between the solar panels. This would help reforest the land. He also stated that they would be willing to replant trees in a different part of the Town to help offset what they are taking down.

Mr. Hickey: What is the landscaping plan for in between the rows? Maybe they could also plant something like a pollinator garden between the solar panel rows.

Mr. Tobias: The applicant plans to leave the grass which is currently there, and keep it mowed about knee high. Mr. Tobias also said that they have used goats and sheep in the past to help keep the brush down around the panels.

Mr. Gorres said that the property is located next to the NYS Thruway and they would need to get comments back from them on the proposal. Mr. Hines stated that they would be an interested party and notified when the mailers go out.

Mr. Hickey said he has some concerns about the deforestation of the property.

Ms. Hilbert said that a separate application would need to be filed for the Lot Line Consolidation. These applications can be done at the same time. Mr. Hines stated that the Lot Line consolidation application falls under Section 280a of the Town Code. Without the consolidation there would obviously be more concerns about the project.

Mr. Hines addressed all his questions as he reviewed his comments (11/15/2022) and stated it is a Type 1 action and a new application will need to be completed because this disrupts more than 10 acres and a new EAF Long Form needs to be filed. This would need to be filled out using the NYS DEC website and database. There also needs to be a current survey done on the property and this will need to be filed with the Board. NYS DEC will also need to be contacted as an interested party on the project.

Tree removal, clearing and grating need to be shown on the map. The board will also want a visual impact assessed. They also need to show the layout of the connection with the utility company and show pictures where this will be placed. They also need to show that the road access meets the NYS Safety and Fire Code. The Board will also need to see a copy of the agreement with Central Hudson showing that they will accept the power output.

The decommissioning plan seems low compared to other projects, and he (Mr. Hines) would like to see it more itemized. It should show the unit costs and escalation factors with a 20-30 year projected outcome.

Posting a bond and an easement to the Town is going to be a requirement. An analysis of the glare study will need to be completed also. All these details must be shown on the revised map.

The consolidation of the two lots can happen anytime during this project but another application will be needed and the decommissioning plan needs to be

shown on the map. A Glare Study will need to be conducted since there is an airport located in the close vicinity of the project and a Visual Impact Study will also need to be submitted.

Mr. Hines stated that when the applicant's paper work is correct they can come back to the planning board and they will be able to declare lead agency.

MINUTES:

MOTION: Mr. Hickey made a motion to accept October 15, 2022 minutes with corrections Ms. Ruscelli seconding the motion. All ayes on the vote.

VOUCHERS:

MHE Consulting Engineers D.P.C.	Amount:	Applicant:
	\$138.20	Emily Estates LLC.

MOTION: Ms. Morano made a motion to approve the voucher with Mr. Hickey seconding the motion. All ayes on the vote.

MHE Consulting Engineers D.P.C.	Amount	Applicant:
	\$207.30	Emily Estates LLC

MOTION: Mr. Hickey made a motion to approve the voucher with Ms. Morano seconding the motion. All ayes on the vote.

MHE Consulting Engineers D.P.C.	Amount:	Applicant:
	\$318.00	Emily Estates LLC

MOTION: Ms. Morano made a motion to approve the voucher with Ms. Ruscelli seconding the motion. All ayes on the vote.

Audit Committee: Mr. Nathaniel Baum and Mr. George Hickey
Lawyer: Drake Loeb Attorney at Law, Mr. Dominick Cordisco
Engineer: MHE Engineering, Mr. Patrick Hines
Clerk: Ms. Janice Stryker

MOTION: Mr. Hickey made a motion to approve the Slate of Officers and Ms. Ruscelli seconded the motion. Motion passed unanimously.

DISCUSSION:

Ms. Elizabeth Meyer, Prospect Street.

Asked questions regarding subdividing her property.

ADJOURNMENT

MOTION: Mr. VanDeMark made a motion to adjourn with Mr. Hickey seconding the motion. All ayes on the motion.

The meeting adjourned at 8:28 p.m.