



## PLANNING BOARD MINUTES

April 16, 2019

The Pledge of Allegiance.

Howard Post, Chairman, opened the meeting at 7:31 p.m.

Present: Howard Post, William Creen, Kenneth Goldberg, Len Bouren, Carole Furman, Michael Tiano and Daniel Ellsworth

Also Present: Dan Shuster (Town Planner), Paul Andreassen (Liason), Elizabeth Reece (Lighthouse TV23)

Absent: Robert Hlavaty (alternate)

Review of March 19, 2019 draft minutes. A motion was made by Furman, seconded by Tiano, to accept the minutes as written. All in favor, none opposed, carried.

### **PUBLIC HEARING(S):**

**1. Site Plan/SUP, Catskill Animal Sanctuary (CAS), Old Stage Road.** Per the applicants request the Public Hearing has been suspended until further notice.

**2. 2-Lot Minor Subdivision, Maryanne & Richard Erickson, 320 George Sickle Road.** Public Hearing began at 7:32 pm. Presented by Dan McCarthy, Praetorius & Conrad. The application is before the board again with a second public hearing because proper notice was not given to the neighbors for the previous public hearing that was held on March 19, 2019. A brief description of the minor subdivision was given. Post-Anyone present for the Public Hearing. Any questions. None. A motion was made by Goldberg, seconded Creen, to close the Public Hearing. All in favor, none opposed, carried. Closed at 7:33 pm.

A motion was made by Goldberg, seconded by Ellsworth, to approve the 2-lot minor subdivision as proposed pending receipt of signed maps and payment of fees due. All in favor, none opposed, carried.

**3. Site Plan/SUP, ELP Myer Solar, LLC/Doug & Sue Myer, 18 Warren Myer Road.** The public hearing began at 7:34 pm. Presented by Wendy DeWolf & Jamie Fordyce, East Light Partners. The owners were also present. The applicant wants to develop a 3-megawatt Community solar project on 14-acres of a 37-acre parcel that is located on both sides of Warren Myer Road, two arrays on each side. There will be 10,000 fixed landscape panels on posts. The top will be 8' above grade and the bottom of the panels will be 3' above ground level. Landscaping will be provided for screening consisting of a mixture of mixed evergreens, cedar and white pine juniper, 5' high and set 10' on center. No herbicides will be used. Post-Is anyone present for the public hearing?  
Public Comments:

- Edward Reisner, 39 Warren Myer Road – If the top of the panels will be 8' high the 5' high screening will not be adequate. How long will it take the landscape barrier to reach that screening height necessary to be adequate? What will happen with the existing shrubs? What if the screening fails? Cleaning of panels? Can perennials be used? DeWolf/Fordyce-The sight line impact of the screen is greater then the vertical height of the panel. White Pine will grow up to a 1' per year. The evergreens will reach 10' by year 5. The only trees that are being removed are within the fenced area. Post-If the screening fails it will be replaced to meet the approved site plan requirements. That will be up to the code enforcement officer to enforce. DeWolf/Fordyce-

Will be providing vegetation management 2-4 times a year, creating a very low traffic site. There is the possibility to use winterberry or forsythia in the landscaping plan, that can be discussed. We will work with the neighbors to make it as aesthetically pleasing as possible.

Post- Any further questions? None. A motion was made by Creen, seconded by Furman, to close the public hearing. All in favor, none opposed, carried. Closed at 7:42 pm. Goldberg-chat further with neighbor regarding screening concerns. DeWolf-Will be happy to do so. Post-Received the Ulster County Planning Board's review. There was only one recommendation, to have a flagger present during construction for traffic crossing the railroad tracks. DeWolf-Agree. A motion was made by Furman, seconded by Goldberg, to accept the UCPB recommendation as written. All in favor, none opposed, carried. A motion was made by Goldberg, seconded by Furman, to approve the site plan and special use permit with the following conditions: 1. Decommissioning Bond as accepted by the Town Lawyer. 2. Further landscaping discussion with neighbor regarding plantings to be included in the screening. 3. All required signatures and payment of fees shall be provided. All in favor, none opposed, carried.

### **OLD BUSINESS:**

**1. Site Plan/SUP, A. Montano Company, Inc., Route 32N.** Jeff Hogan, Praetorius and Conrad, presented. Lighting and landscaping plans were distributed at the meeting. As per Shuster's review the following items were addressed:

- Lighting-1 light pole will be installed on the Route 32 entrance. There will be 3 light poles throughout the property and light packs installed on the building itself. Creen-Security lighting? Hogan-only the light packs that are on the building.
- Landscaping-Worked with Tom Francello of Augustine Landscaping. On the entrance from Route 32 there will be 8 Pear trees, flowering. There will be 6 Pear trees on the roadway into the site, 13 Red Maple throughout the site, 7 Norway Spruce and 4 Crabapple trees along the NYS Thruway side of the site. There will be 62 three-gallon Spirea Magic Carpet, 40 three-gallon Juniper set 5' on center around the monument sign. Furman-what will the pad for the equipment be made of? Hogan-Gravel, grass in front of the sign, farm fence along NYS Thruway, behind the trees to be installed. 15 Shade trees spread through the bio retention areas. DEC would like shrubs and grasses in bio retention areas. There will be grass around pond.
- SWPPP-Almost completed and will be sent to Joe Mihm, Town Engineer.

Goldberg-Would like a visual site plan of the actual plantings, machinery and fencing for the public hearing. Hogan-Will talk to architect, it is expensive. Post-It will help to answer questions the public will have. Goldberg-located in the Gateway Overlay district so that visual will be necessary. Ellsworth-Stream that runs through the property. Hogan? Manmade swail from Kosco property run-off. It will be diverted to the pond, bypass from the water treatment with piping. Army Corps of Engineers did visit the site and delineate wetlands which will be untouched. Shuster-Will need the review from Joe Mihm, Brinnier & Larios, and will need to be referred to the Ulster County Planning Board. A motion was made by Goldberg, seconded by Bouren, to set the public hearing for May 21, 2019 and refer to the Ulster County Planning Board. All in favor, none opposed, carried. Shuster-the Negative Declaration will have to be approved before the public hearing can begin. Tiano-Can a copy of the plan be sent to the correct Fire Department for their review? Post-We do send when originally submitted but a follow up letter should be sent to ensure there are no new comments. Hogan-Will do so.

### **PRE-HEARING CONFERENCE:**

**1. Lot Line Revision, Gay Norwood, 360 Old Route 212.** Presented by the owner. The applicant would like to delete a lot line between two properties, Parcel 1 and Parcel A, that she currently owns creating a larger lot so that she can build a porch on her current house, situated on Parcel 1, and meet the setback requirements. Shuster-The existing lots are undersized, subdivision regulations have split Parcel A, B and C into separate lots

because they are separated by a Town Road and therefore do not require a subdivision process. A motion was made by Goldberg, seconded by Bouren, to declare this a Type II action under SEQR. All in favor, none opposed, carried. A motion was made by Goldberg, seconded by Furman, to approve the lot line revision. All in favor, none opposed, carried.

**2. Lot Line Revision, Chestnut Hill Holding Group, LLC, 1268 Route 212.** Presented by Rich Rothe, owner. The applicant proposes to move a lot line between two lots that he currently owns to satisfy the potential buyer's request to include the driveway circle and garage into the lot they would like to purchase. The lot line adjustment will provide the required setbacks around the structures currently on the property. A motion was made by Goldberg, seconded by Furman, to declare this a Type II action under SEQR. All in favor, none opposed, carried. A motion was made by Goldberg, seconded by Furman, to approve the lot line revision as proposed on the application. All in favor, none opposed, carried.

**Adjournment:**

Tiano-Concern regarding turnaround that were to be installed in Farmhouse Commons at the end of the roads, currently there are dumpsters located in those turnarounds. Post-A complaint would have to be called into the Code Enforcement Officer to check it out and ensure they are following the approved site plan.

Since there was no further business to discuss, a motion by Tiano seconded by Bouren, to adjourn the meeting at 8:16 pm. All in favor, none opposed, carried.

Respectfully Submitted by,

Becky Bertorelli  
Planning Board Secretary

