

Town of Greenville Planning Board

PO Box 38
Greenville, NY 12083

June 7, 2017

Minutes

Attendees: Planning Board Members: Don Teator, Bud Bear, Ken Elsbree, William Bardel, Debra Danner and PB Clerk: Hope Nugent.

Guests: John Reagan, Chuck Utschig, James Weeks, and Lizzy Elsbree

Meeting opened by Don Teator at 7:04 pm with the Pledge of Allegiance

Cypress Creek – Freehold Solar LLC 51.00-1-5 & Amberjack Solar LLC 36.00-5-1

John Reagan from Cypress Creek and Chuck Utschig from Langan were asked to address the revisions to the plans that were submitted.

Freehold Solar LLC: Don stated that with the original plans that he was concerned about how much land was to be cut and filled. He asked how the numbers changed from the old plan to the revised one. John stated that when they started reviewing the plans Cypress and Langan both learned that the equipment that they use can be installed on a 20% grade. Most solar companies cannot do this based on the equipment they use. Since this is the case they are able to leave most of the site alone. Chuck stated that the site would be cleared but not graded. Most of the earthwork would be on building up the main roadway, which will allow for access of any fire equipment. The exterior road would have minimal work done due to the fact that is used only by the maintenance people and would be only the size to allow a pickup truck access.

Amberjack Solar LLC: As with the Freehold project Don stated that he was concerned about how much land was to be cut and filled. He asked how the numbers changed from the old plan to the revised one. Again, Chuck stated that the site would be cleared but not graded. Most of the earthwork would be on building up the main roadway, which will allow for access of any fire equipment. They were able to move the location of some of the panels to reduce the impact from the road construction. The exterior road would now have minimal work done. The dam that is on the property will not be changed. It will be stabilized to allow fire equipment access but John feels that it would not bring about any regulatory issues. DEC will still need to approve of plan. Sediment basins will be put in place as the project starts. At the end of the project the basins will be turned into bio-retention areas. Cypress will also mulch and seed as necessary when project is complete. John noticed that the Visual EIF photo was not correct for this plan. He will have it corrected for the next meeting. Don still had a concern about where the entrance would be located. DOT may need to address the location.

Question asked by the Board:

William asked if the number of poles at the entrance of the projects could be reduced. John stated that the electric company needed 3 poles as well as Cypress Creek. Each pole has some form of equipment on it, so there is not a lot of flexibility in the number of poles. The poles are generally 25' to 30' apart. If they tried to increase the distance between any further they would need to add guide wires and they wanted to avoid doing that. Chuck stated that the poles would be perpendicular to the road so that you would only see them as you came up to them. William also asked if they have ever had a fire at a solar

project. John stated that they have not had a fire to date. They do maintain the area around the panels by mowing and by using a herbicide near the poles. The panels are also noncombustible and they use high temp wires which help keep the chance of fire relatively low. William also asked where the nearest location was for a project they had installed. The closest John said would be in N.C... They do however have site plan approval for an install in Fallsburg, which is scheduled for this fall. They also have projects in Wallkill and Kingston that they developing.

Debra asked if there is an agreement with Central Hudson for the hookup. John stated that there is a signed agreement with Central Hudson as well as 25% of the interconnect fee paid. This all had to be done before moving forward with plan so that Cypress could receive the NYSEDA grant. Debra also wanted to know if there would be a problem with too much energy going into the grid with these projects as well as the home solar in the area. John stated that he didn't believe there would be a problem because the houses solar are not putting much power into the grid as they are still drawing power from the grid. Debra also asked if there would be a tax increase. John stated that there would be an increase in assessment and that Cypress would be paying the increase in taxes on the property that is used for the lease and will enter into a PILOT agreement with the Town.

Ken asked what happens to all the trees that are removed. John stated that they would be working with a local contractor to decide if the trees would either be logged or chipped.

John brought fence options to be reviewed. He said that the state standard for fence height is 7' and since the Town code requires 8', they will place an 8' high fence around the perimeter of the Solar Farm to meet Town requirements. Chuck asked if there was a preference of fence style. Deb asked what the differences were between the wood slated fence and the black vinyl coated chain link. Chuck stated that the wood slates were hard to maintain and could look in need of repair in just a few years, where the black vinyl chain link is very low maintenance and tends to blend in better with the existing vegetation. The consensus from the Board was to use the black vinyl chain link for the fencing and meet the Town code of 8'.

Chuck stated that he would like to get the SEQRA started and to have the Planning Board declare lead agency at this time so that the projects could move forward. Don stated that he was not ready to declare lead agency at this point. He wanted to have a discussion with the Town attorney and Delaware Engineering. John stated that he would set up a meeting with the Town attorney and Delaware Engineering to discuss any further questions they might have as well.

Red Mill Solar LLC & Ingalside Solar LLC:

John introduced two new Community Solar projects that Cypress Creek is considering. The first site is Red Mill Solar LLC and is located on East Red Mill Road. The land owner, James Weeks, was present. James explained that the area that Cypress would like to use is mostly open fields. There is an area of wetlands that they will not be able to use. Don asked if the power would be sent to the Freehold substation. John said it would be sent to the substation on Rt. 32 in Freehold. Looking at the preliminary sketch Don believes that this would be a doable project. Don requested photo renderings from JPNorths, and the Gunderson property, as well as from Alberta lane.

The second site that is being considered is Ingalside Solar LLC, and is located on SR 81. The property is 126 acres and the house on the property is on the National Historical Registry. The property also has two stream as well as wetlands on it. John stated that this site was picked due to the access to the interconnect location. The proposed layout was made to minimize the impact to the house. Don stated that if panels, etc. are not visible from the house the plan could be possible, but being that it still a historic property it could pose some issues. William stated that this site would require a walk through with Delaware Engineering as well as John and Chuck.

Minutes

Motion made to approve the minutes from May 3, 2017 made by Ken Elsbree. Seconded by Bud Bear. All in favor: 5, opposed: 0, motion carried.

Close Meeting

Motion made to close the meeting at 9:02 pm made by William Bardel. Seconded by Ken Elsbree. All in favor: 5, Opposed: 0, motion carried.