

Town of Greenville Planning Board

PO Box 38
Greenville, NY 12083

August 2, 2017

Minutes

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

Guests: Alan Tavenner – Delaware Engineering, John Reagan – Cypress Creek, Doug Warden, Kevin Franke – The LA Group, Anthony Fiducia – Daily Mail, Supervisor Macko, Chuck Utschig, and James Weeks

Meeting opened by Don Teator at 7:05 pm with the Pledge of Allegiance

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

Don reviewed the last meeting for the Board.

John wanted to review the SEQRA for Freehold Solar. It was discussed that each project may/may not be combined. Doug from law firm stated that it would be best to review and complete part 2 of the SEQRA separately and then use part 3 to look at the cumulative impact of both projects.

Brian asked Alan from Delaware Engineering what his concerns were. Alan stated that his concerns were: the cumulative impact, visual impact, storm water, fire access

The Board members discussed some of the concerns that they still had which are:

- Proximity to each other
- Cumulative impact
- Visual impact

Alan suggested that someone should speak with the neighbors of the projects before a Public hearing. Mr. Reagan stated that Cypress would be glad to host an event to educate the neighbors and the community about the projects.

Alan with the approval from the Board reviews the memo regarding the issues concerning both Freehold and Amberjack Solar.

Freehold Solar:

Concerns with the dam that is on the property were reviewed. Mr. Utschig stated that the road that they are proposing to construct would be at the same grade as the dam so that it would not be disrupted. Alan stated that DEC would decide if the proposal for the road was acceptable.

Perimeter access rd. is also a concern – Could a Fire department get a brush truck in if an emergency occurs? Mr. Reagan said that Cypress Creek would reach out to the fire departments. The Board stated that they would like a letter from all Fire Companies involved, Freehold & Greenville, stating that they are ok with the plan for the access road as it is laid out.

Visual impact was also discussed. There was a problem with the last renderings that were sent and the Board would like new models with topography only and then with vegetation. Don stated that areas of concern could be Red Mill Road and Plattekill Road. Mr. Franke stated that he would look at

those areas as well as within a 5 mile area of the projects and include any publicly accessed areas in the renderings.

Amberjack Solar:

Concerns are with the wetland, storm water and access road line of sight. Mr. Utschig addressed the issue of the access road. They would be presenting a new plan after site distance study is complete. DOT will still need to issue the permit so it will be up to them to determine if access point is acceptable for line of sight.

Utilities are still a concern. There will be 5 poles on each entrance driveway, this cannot be changed. Questions still concerning the Board is the impact of 4 possible solar farms to the residence that already have or are planning on installing a residential solar panel system. Mr. Reagan stated that he would check with the engineer and review the full study to find the answer to this concern. He will contact Central Hudson as well if needed.

Will asked how are the panels decommissioned –reused or recycled. Mr. Reagan stated that the panels would be removed and that they recycle as much as possible.

Brian stated that the public would be most concerned with access, traffic, fire, visual, noise and runoff.

Supervisor Macko stated that if the Board approved of all the information that Public Hearing could possibly be set for September or October. He also advised that Cypress Creek would need to replenish the Escrow account.

Mr. Reagan asked if there was enough information presented now to schedule a Public Hearing. Don and Will stated that they would like to have the new visuals before the Board will start the SEQRA and set a date for the Public Hearing.

The Board had a conference call with Tal so they could receive his guidance.

Mr. Utschig wanted to know how they could get the Board to complete Part 2 of the SEQRA so that they can move forward. It was stated that with the need for new visual impact studies to be done that the Board would wait until the September meeting to review the new information and then complete Part 2 of the SEQRA. The Board could possibly set the Public Hearing for later in September or for the October meeting and then complete Part 3 of the SEQRA.

Debra stated that since the Board still had many questions concerning the impact to the residences that she would contact Central Hudson and ask about their concerns.

Minutes

Motion made to approve the minutes from July 5, 2017 made by Debra Danner. Seconded by Bud Bear. All in favor: 5, opposed: 0, motion carried.

Close Meeting

Motion made to close the meeting at 9:14 pm made by William Bardell. Seconded by Bud Bear. All in favor: 5, Opposed: 0, motion carried.