

Town of Ghent Planning Board

Meeting of 10/2/19

Chairman French, Member Barufaldi, Member Keefe, Member Machiz, Member Ocean, Member Groom and Attorney Mitchell Khosrova. Absent Member Stoner.

Called to order 7:00PM by Chairman French.

Board reviewed the June 5th meeting minutes. Motion to approve the minutes as written was made by Mr. Machiz, seconded by Mr. Ocean, all in favor, motion carried.

Board reviewed the September 4th meeting minutes. Minutes were tabled till November to include all revisions.

Old Business:

ELP Ghent Solar LLC
–Application for Special Use Permit
Route 66, Ghent, NY 12075
Tax Parcel ID# 101.-1-4

Wendy De Wolf, the Applicant presents the revised maps as per the Boards request as well as the updated EAF and the decommissioning plan. Ms. De Wolf states she had reached out to the West Ghent Fire Department but has not heard back and she has resolved the fence height with Walt. Chairman French states the town engineer is ready to review the application once the escrow is all set. Mr. Barufaldi asked why the decommissioning plan starts at year 10, and why not immediately, Ms. De Wolf states they need it to last its lifetime, once it is up and running its just a matter of maintenance of the vegetation. Mr. Khosrova asks the Applicants to think about a performance bond instead of doing cash, Ms. De Wolf states will be revised to reflect financing decommissioning from year 1. Mr. Khosrova adds the Board needs specifics on how they came up with the number on the decommissioning, because if the Town ends up having to pay a contractor to remove the panels they will need that information. Mr. Groom asks about all the overhead power structures since there are a lot in that area already, Ms. De Wolf states solar is done overhead not underground. Mr. Barufaldi asks about the ownership of the poles, Ms. De Wolf states she is still waiting to hear back from NYSEG. Member Ocean asks why they didn't include the screening on all sides of the property, Ms. De Wolf states they would prefer to not screen the southern side, Mr. Ocean states the neighbors on that side will probably be here and are probably going look for that and would suggest a forsythia mix. Ms. De Wolf agrees to include landscaping on the southern side. Mr. Machiz asks if they can render a view from the mulch property as well as the others they provided, Ms. De Wolf agrees to provide. Mr. Machiz asks what the slope is on the parcel, Mr. Young states they are all less than 5% slopes. Chairman French suggests deeming the application complete and send to the Columbia County Planning Board and the Town Engineer. Mr. Khosrova asks if they can get the decommissioning plan within a week to the Board, Ms. De Wolf states she can. Mr. Khosrova states they can't send it to the County until Ray has made his comments, Chairman French adds he wants Ray's comments on the Long EAF as well.

OMI International
–Application for a Modification to a Special Use Permit & Site Plan Review
1405 County Rte. 22, Ghent, NY 12075
Tax Parcel ID# 74.-1-24.122

Mr. Prendergast states they have the response letter from Ray Jurkowski's comments and presents the maps, and they applied for a SWPPP's due to the parking area disturbance, they have the Department of

Health approval for the sewage for the addition, a SPEDES permit and they have the DPW work permit for the new entrance. Mr. Khosrova states it is not clear what was sent to the DPW by the response given, the Board needs to be confident that they have seen everything and would like it resubmitted and copy himself, Ray and Geoff. Mr. Ocean adds they need to submit the narrative as well. Mr. Prendergast states they have added a culvert. Mr. Barufaldi states they need to confirm the gate is moved back and Mr. Ocean states the same with the handicap parking signage. Mr. Khosrova adds they need a legend of all the parcels they own, Chairman French requests they change it from reference number to parcel number. Mr. Barufaldi asks about the proposed future use, Chairman French states if there is any other use they will need to come back to the Board. Mr. Barufaldi suggests taking the "as of now" language out of the chart. Mr. Khosrova states he is concerned about getting the traffic study prior to the Public Hearing. Chairman French reads the September letter from Ray which states the County DPW should have a narrative. Mr. Barufaldi goes through what is needed for the next meeting:

- Add tax ID to the parcels on the application
- Confirm with the County DPW they have seen the traffic numbers in the narrative, and are making their recommendations based on those numbers
- Fix "as of now" language in Table 7
- Fix Table 7 to reflect the parcels as identified in Map 8

Mr. Machiz suggests the Board put a limit on the number of events and attendees per year, Mr. Khosrova adds getting more clarification on these events as well. It is recommended the applicant provide a matrix detailing maximum events they anticipate, from event maximums can be discussed and set.

Meeting adjourned at 9:08PM.

Respectfully submitted,

Erin Reis

Secretary