

Town of Ghent Planning Board

Meeting of 12/4/19

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

Called to order 7:00PM by Chairman French.

Board tabled the November 6th meeting minutes till January 8th, 2020.

Old Business:

Pin Oak, LLC
–Application for a Minor Subdivision
Connacher Rd., Ghent, NY 12075
Tax Parcel ID# 83.-3-1.111

Chairman French explains the Applicant had to move the Lot Line north to get the proper frontage, the last subdivision was approved in 2013 and with this subdivision the previously approved Link Farm subdivision will then be off the table. Mr. Matuszek states they will use the maps to apply for a frontage variance with the Zoning Board of Appeals.

New Business:

Richard Coon
–Application for a Lot Line Adjustment
38 Stockport Rd., Hudson, NY 12534
Tax Parcel ID# 82.-1-4.111

The Surveyor explains they are adding 2 acres to the 9 acre lot to make it bigger and a better lot. Mr. Barufaldi asks about the utility easement mentioned in the notes, the Surveyor explains that is just a general note there are no known easements on this parcel. Mr. Khosrova asks if both land owners signed a letter of authorization, Chairman French states they are both in the application. Mr. Khosrova states this is a Type II Action, SEQRA is not required.

Motion to waive the Public Hearing and approve the Application for a Lot Line Adjustment, as it meets the Town Zoning Code and Master Plan, is made by Mr. Barufaldi, seconded by Mr. Machiz, all in favor, motion carried.

Public Hearing:

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

Ms. DeWolf introduces herself and Evan Young and gives a brief summary of the project for the public. Ms. DeWolf adds they have provided an updated decommissioning plan, provided a response to Town Engineer Ray Jurkowski as well as other information. Mr. Young gives the explanation of their Drainage Analysis based on the DEC Solar Panel Stormwater Permitting and SWPPP Guidance. Chairman French asks what the construction timeline is, Ms. DeWolf states late Spring or early Summer. Chairman French asks what the vegetation consists of, Mr. Young presents the color photos and that it will be a lot of wildflowers and that it will not be erodible, Chairman French states they need to convince Ray of that.

Chairman French states they should file a SWPPP so it will be in writing the run-off will stay off the wetlands. Mr. Khosrova states they can't do SEQRA because they have to wait 30 days from the Lead Agency Notification to the Town of Claverack. Mr. Khosrova states he received the document for the decommissioning bond and has some questions however he wouldn't expect that to be finalized until after they have the approval and knowing it will be a performance bond is satisfactory.

Motion to open the Public Hearing is made by Mr. Barufaldi, seconded by Ms. Stoner, all in favor, motion carried.

Public Member, Tom Runyon asks what the height of the panels will be, if they are reflective and do they rotate or are they fixed. Ms. DeWolf explains they are not reflective because they are meant to absorb the solar energy, they will be fixed and are about 8' high. Ms. Stoner asks about construction, Ms. DeWolf adds construction will take about 8 weeks and only Monday through Friday's. Chairman French asks if West Ghent Fire Department was notified, Mr. Young states they have not provided a response yet. Chairman French gives a briefing on the response from the Columbia County Planning Board. Chairman French adds they should always make sure the Fire Department will have access to the gate in case of emergency and they should keep the public hearing open for the SWPPP results and the decommissioning plan. Mr. Khosrova states they can approve with the contingency of the Attorney's sole discretion for the decommissioning plan, Mr. Barufaldi agrees with the 2% per annum increase in the decommissioning reserve amount, to be included in the schedule. Chairman French adds that Mr. Young should get with Ray for the run-off and Ms. DeWolf work with Mr. Khosrova on the decommissioning plan and the Public Hearing will be continued on January 8th, 2020 at 7:30PM.

Other Business:

Mr. Barufaldi states he received some comments regarding file naming convention, and passes out the new documents and would like a few more comments before it is finalized.

Meeting adjourned at 8:52PM.

Respectfully submitted,

Erin Reis

Secretary