

The Town of Deerpark Planning Board met for a BIMONTHLY MEETING on WEDNESDAY, JANUARY 24, 2024. The Meeting was held at Town Hall 420 Route 209.

The following were present on the meeting:

BOARD MEMBERS PRESENT:

Robert Vicaretti-Chairman
Theresa Santiago

Craig Wagner-Vice-Chairman
Rob Whitney

BOARD MEMBER NOT PRESENT: Willard Schadt

OTHERS PRESENT:

Glen Plotsky-Town Attorney
John Nosek – Representative from Fusco Engineering
Alan Schock-Town Councilman

Pledge of Allegiance

Meeting was brought to order at 7:03 p.m. by Chair Robert Vicaretti.

1149 US ROUTE 209 – HONDERS – SOLAR – SITE PLAN REVIEW –

Maziar Dalaeli-IPP Solar Associate-Representative for Property Owner
Joe Hens-Ingalls & Associates, LLP-Representative for Applicant
Robert Honders-Property Owner

Mr. Dalaeli explained that he is from a solar company based in New York City. They are looking to do a project on Mr. Honders property. The location is 3,000 ft northeast of the 209 & 211 intersection on the left side of the road. This parcel has 150 acres, they were there for a pre-application in the summer and now they have a precise design. It is 3 systems 5-megawatt, 5 megawatt and 3.5 megawatt for a total of 13.5-megawatt system. A subdivision application will be filed as well with this application because Orange and Rockland does not allow for more than one system per lot. Mr. Honders explained that this was 5 separate parcels but combined them for tax purposes and would like to subdivide them, Chair asked how long ago he combined them, Mr. Honders stated about 4 years ago. Mr. Dalaeli went on to say that the site is away from the road and any neighbors, they will build an access road and there will be a lower area and upper area. Mr. Hens confirmed there is a several 100 ft difference in the elevation. Mr. Dalaeli acknowledged that this will be similar to the solar on Maple Crest, it will have tracker panels that will rotate with the position of the sun. Chairman asked if there would be 3 separate because there is only 2 on the maps, Mr. Dalaeli stated that it was not split on the maps yet but each will have its own lot. Town Attorney asked if there would only be 1 access road, Mr. Dalaeli answered yes with a road maintenance agreement. Town Attorney acknowledged that GML-239 would need to be done due to the access off of Route 209. Rob Whitney asked about a fence, Chair asked if the fence was going around the property. Mr. Dalaeli answered that the fence will be around each array, national electric code calls for it for safety. Town Attorney stated that Zoning needs to be checked because it was changed from 6 ft to 7 ft to allow for the safety code. Town Attorney asked if there was a fence at Maple Crest, Mr. Dalaeli answered that it is in process, Town Attorney retorted that it should not be operating without the fence. Mr. Hens stated that the fence will be woven to allow for animals to go through it. John Nosek went through the comments from Fusco Engineering:

- There is 58 acres of disturbance and there is a list of interested agencies and a notice of intent needed to be done to send to agencies for a coordinated review.
- The electronic plans need to be stamped.
- Wetlands need to be delineated.
- A SHPO review needs to be done.
- Approval for NYS DOT for the access off.
- Visual analysis needs to be done for any visible points off of Route 209.
- Due to area of disturbance a SWPPP needs to be done.
- Elevation needs to be shown and grade for the vehicles that will be traveling on the road for maintenance. There should also be a pull-off on the access road.
- Fence around the arrays.
- Detailed sediment plan is needed.

PLANNING BOARD MEETING JANUARY 24, 2024 continued –

1149 US ROUTE 209 – HONDERS – SOLAR – SITE PLAN REVIEW – continued –

Town Attorney asked if they were in receipt of his letter regarding the PILOT, Mr. Dalaeli answered yes.

Motion to declare intent to be Lead Agency.

Motion made by Theresa Santiago, 2nd by Craig Wagner to declare intent to be Lead Agency for SEQRA purposes.

Vote 4 Ayes: Theresa Santiago, Craig Wagner, Robert Whitney, Robert Vicaretti.

MOTION TO APPROVE MINUTES

Motion to approve January 10, 2024 Minutes.

Motion made by Theresa Santiago, 2nd by Craig Wagner to approve the minutes for Wednesday, January 10, 2024 meeting.

Vote 4 Ayes: Theresa Santiago, Craig Wagner, Robert Whitney, Robert Vicaretti.

MOTION CARRIED

OTHER BUSINESS:

Chairman asked if the gentleman from High Performance had submitted anything, Secretary answered No.

Motion to adjourn meeting.

Motion made by Theresa Santiago, 2nd by Rob Whitney to adjourn January 24, 2024 Planning Board meeting at 7:33 pm.

Vote 4 Ayes: Theresa Santiago, Craig Wagner, Robert Whitney, Robert Vicaretti.

MOTION CARRIED

Respectfully submitted by,



Amanda Gorr, Planning Board Clerk