

The Town of Deerpark Planning Board met for their bi-monthly meeting on WEDNESDAY, SEPTEMBER 26, 2018 at the Deerpark Town Hall, 420 US Route 209, Huguenot, NY. The following were present:

**BOARD MEMBERS PRESENT:**

Bob Vicaretti-Chairman  
Theresa Santiago

Craig Wagner-Vice Chairman  
Willard Schadt

**BOARD MEMBERS ABSENT:** Mike Hunter, Rob Whitney

**OTHERS PRESENT:**

Town Attorney-Glen Plotsky  
Fusco Engineering-John Nosek  
Dave Dean-Town Councilman  
Al Schock-Town Councilman

Pledge of Allegiance

Meeting was brought to order at 7:05 p.m.

**CUDDEBACKVILLE SERVICE CENTER – 989 ROUTE 209 – GARAGE PROPOSAL –  
John Thibodeau-Applicant**

Mr. Thibodeau explained that at the last meeting he supplied a new map that had the correct placement for the fence and the size of the new building. He continued that the map was given to the Town Engineer for review and he was back to get approval. John Nosek stated that there was no issue with the change. Town Attorney suggested that the Board entertain a motion to waive the public hearing, classify this an unlisted action and declare a negative declaration and a motion to approve.

**Motion to waive a Public Hearing.**

Motion made by Theresa Santiago, 2<sup>ND</sup> by Willard Schadt to waive a public hearing for Cuddebackville Service Center.

**Vote 4 Ayes:** Theresa Santiago, Craig Wagner, Willard Schadt, Bob Vicaretti.

**Motion to classify as an unlisted action.**

Motion made by Craig Wagner, 2<sup>ND</sup> by Theresa Santiago to classify as an unlisted action and declare a negative declaration.

**Vote 4 Ayes:** Theresa Santiago, Craig Wagner, Willard Schadt, Bob Vicaretti.

**Motion to approve application.**

Motion made by Theresa Santiago, 2<sup>ND</sup> by Craig Wagner to approve the application for Cuddebackville Service Center, contingent on fees paid.

**Vote 4 Ayes:** Theresa Santiago, Craig Wagner, Willard Schadt, Bob Vicaretti.

## **Planning Board Minutes-September 26, 2018-continued-**

**SPARROWBUSH NY 1&2 – SOLAR – WEST PEENPACK TRAIL –**

Justin Dates-Maser Consulting

Kathy Haake-CEC Development LLC

Mr. Dates stated that at last meeting there were comments from the Town Engineer that have been addressed concerning the turn arounds, subdivision plan and decommissioning plans being provided. He continued that they have also addressed the Orange County Department of Planning, the visual impacts are minimal, SWPPP (Stormwater Pollution Prevention Plan) has been submitted for review, also the vegetation will be a clover mixture under the array, there will be 6 acres of trees that will be cut down. John Nosek went through Fusco Engineering Comments stating that a signed NOI (Notice of Intent) was needed, and before any approvals can be given the decommissioning and PILOT (Payment in Lieu of Taxes) needed to be negotiated with the Town Board. Town Attorney acknowledged that the approval of the subdivision would have to be done first and suggested to wait until the PILOT is negotiated, he added that he spoke with Ms. Haake and she has provided a few dates to hold a meeting. Willard Schadt asked if the subdivision is contingent on the Solar being approved, Town Attorney answered yes. Willard Schadt asked if a home could be built on the subdivided property and if a note be put on the map that prohibits that, Town Attorney stated the subdivision approval could be contingent on no residential use without Planning Board review and approval.

**DRAGON SPRINGS – SOLAR FARM – GALLEY HILL/ROUTE 211 –**

Michael Morgante-Engineer for Applicant

Johnny Zhou-Representative for Applicant

Mr. Morgante stated that he had received correspondence from NYS (New York State) DOT (Department of Transportation) and they want a culvert across the entrance off of Route 211. John Nosek went over Fusco comments stating that PILOT agreements need to be done, Town Attorney acknowledged that they have met and there is discussion on how much will be used by Dragon Springs but no agreements reached yet. John Nosek added that there is a buffer but if the Board wanted more they could request more, Mr. Morgante stated that the only thing that will be seen is the back of the panels, there will a 6ft fence, the tree canopy is dense in that area and it is elevated along that stretch of Route 211. Chairman Vicaretti asked if a DEC Mapper was supplied, Mike Morgante answered he could submit again. Chairman also questioned the transmission line proposed, Mr. Morgante replied that is not addressed yet but is more than likely going to go under the railroad tracks and down Galley Hill Road. Chairman acknowledged that the Board would need the information on that. Town Attorney added that when the public notices go out all property owners that the proposed transmission line runs in front will have to be notified as well.

### **Motion to declare Lead Agency.**

Motion made by Theresa Santiago, 2<sup>ND</sup> by Craig Wagner to declare Town of Deerpark Planning Board Lead Agency for SEQRA purposes.

**Vote 4 Ayes:** Theresa Santiago, Craig Wagner, Willard Schadt, Bob Vicaretti.

### **Motion to schedule a public hearing.**

Motion made by Theresa Santiago, 2<sup>ND</sup> by Craig Wagner to schedule a public hearing for Dragon Springs Solar Farm for Wednesday, November 14, 2018.

**Vote 4 Ayes:** Theresa Santiago, Craig Wagner, Willard Schadt, Bob Vicaretti.

**Planning Board Minutes-September 26, 2018-continued-**

**MOTION TO APPROVE MINUTES.**

**Motion to Approve September 12, 2018 Minutes.**

Motion made by Theresa Santiago, 2nd by Craig Wagner to approve the minutes for Wednesday, September 12, 2018 meeting.

**Vote 4 Ayes:** Theresa Santiago, Craig Wagner, Willard Schadt, Bob Vicaretti.

**MOTION CARRIED**

**OTHER BUSINESS**

Town Councilman, Al Schock asked who does the survey for the electrical usage. Town Attorney stated Orange and Rockland and the applicant has to prove they will use it, unless it is going back into the grid. Al Schock then questioned who contacts Orange and Rockland, Town Attorney answered the Applicant does. Chairman Vicaretti stated that it says 4 MW but it will not make that all the time, Town Attorney acknowledged is the designed for 4, it will be factored for 4MW.

**Motion to adjourn meeting.**

Motion made by Theresa Santiago, 2<sup>nd</sup> by Craig Wagner to adjourn September 12, 2018 Planning Board meeting at 7:56 pm.

**Vote 4 Ayes:** Theresa Santiago, Craig Wagner, Willard Schadt, Bob Vicaretti.

**MOTION CARRIED**

Respectfully submitted by,



Amanda Gorr, Planning Board Secretary