

The Town of Deerpark Planning Board met for their bi-monthly meeting on WEDNESDAY, FEBRUARY 12, 2020 at the Deerpark Town Hall, 420 US Route 209, Huguenot, NY.

The following were present:

**BOARD MEMBERS PRESENT:**

Robert Vicaretti-Chairman  
Theresa Santiago

Craig Wagner-Vice Chairman  
Rob Whitney

**BOARD MEMBER ABSENT:** Willard Schadt

**OTHERS PRESENT:**

Alfred A. Fusco III-Town Engineer  
Glen Plotsky-Town Attorney  
David Dean-Town Councilman



Pledge of Allegiance

Meeting was brought to order at 7:00 p.m.

**CHARLES GILLINDER – 95 LONGUNDI DR – GROUND MOUNT SOLAR – PUBLIC HEARING -**  
Norman Dexter-Lattimore Construction-Representative for Applicant

Secretary read public hearing notice, she further stated that mailings were acceptable. Mr. Dexter explained that this is a 16 panel Ground Mount Solar to power batteries for a Single-Family Dwelling, the home will totally be off grid. Town Engineer acknowledged that they feel the site plan is acceptable, there is natural screening and it is isolated.

Public Comment:

No Comment.

**Motion to close public hearing.**

Motion made by Theresa Santiago, 2<sup>nd</sup> by Craig Wagner close public hearing for Gillinder Solar.

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

**MOTION CARRIED**

**Motion to declare a negative declaration.**

Motion made by Craig Wagner, 2<sup>nd</sup> by Rob Whitney to declare a negative declaration for SEQRA purposes.

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

**MOTION CARRIED**

**Motion to Approve application for Gillinder Solar.**

Motion made by Theresa Santiago, 2<sup>nd</sup> by Craig Wagner to approve the application for Charles Gillinder for Ground Mount Solar, contingent on all fees paid.

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

**MOTION CARRIED**

Mr. Dexter asked how to go about with the permit because the applicant currently has an open permit for the property, Town Engineer stated that it can amended to add the solar. Mr. Dexter added that he believes the original permit had roof mount solar included in the price. Town Engineer told Mr. Dexter to call the Building Department to figure out the fee.

**CASEY LINGLE – 480 BIG POND RD – GROUND MOUNT SOLAR –**

Kate Wiesberger-Momentum Solar-Representative for Applicant  
Paige Trompino-Momentum Solar-Representative for Applicant

Ms. Wiesberger stated that the system will be 12.42 KW with 36 panels at the rear of the property, there is vegetation already present and it will not be visible.

**PLANNING BOARD MEETING FEBRUARY 12, 2020 continued –**

**CASEY LINGLE – 480 BIG POND RD – GROUND MOUNT SOLAR – continued –**

She continued that at the December 11 meeting they came for a pre-application and was informed they needed to include the location of the septic and well on the plans. Town Engineer went through the comments stated that an Engineer needs to sign off on the structural and equipment pages in the site plan. He further stated that he has not been to the site but screening maybe requested or the Board could request aerial pictures from the applicant. Town Attorney asked if the property was within 500ft of county, town or state road, land or owned property. Town Engineer stated he didn't think so but asked the applicant to provide proof that it will not trigger a GML-239 review.

**Motion to schedule a public hearing.**

Motion made by Theresa Santiago, 2<sup>nd</sup> by Craig Wagner to schedule a public hearing for Wednesday, March 11, 2020 for Lingle Solar.

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

**MOTION CARRIED**

**LITTLE POND SOLAR – WHITEHEARD RD – SOLAR ARRAY –**

Kevin Kohlstedt-Cypress Creek Renewables-Representative for Applicant

Bob Ryan-Harris Beach-Counsel-Representative for Applicant

Mr. Kohlstedt explained they have gone through the public hearing process, went to ZBA for a variance for the fence and were negotiating the PILOT agreement. They have agreed to terms and are looking for SEQRA and site plan approval. Town Engineer acknowledged all paperwork is acceptable and plans are complete. Town Attorney stated the Town has reached a verbal understanding and are drafting a PILOT agreement, he has also spoke with the counsel for the School District and they are on board, but have not heard back from the county yet. The amount for the decommissioning bond has been agreed on too but that does not get filed until they apply for the building permit. The substation will be subdivided and given to Orange and Rockland. The variance was granted for a 6ft fence with 3 strands of barb wire not to exceed 1ft. He continued that the dollar amounts will be in the PILOT and suggested a motion can be made for SEQRA and a negative declaration and a motion for conditional approval conditional on fees paid, finalized PILOT and decommissioning bond paid upon filing of building permit.

**Motion to declare a negative declaration.**

Motion made by Craig Wagner, 2<sup>nd</sup> by Rob Whitney to declare a negative declaration for SEQRA purposes.

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

**MOTION CARRIED**

**Motion to Approve application for Little Pond Solar.**

Motion made by Craig Wagner, 2<sup>nd</sup> by Theresa Santiago to approve the application for Little Pond Solar for a 20MW Solar Array, contingent on all fees paid, finalized PILOT agreed to by; Town, School, County and Applicant and decommissioning bond established prior to building permit being filed.

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

**MOTION CARRIED**

**MOTION TO APPROVE MINUTES.**

**Motion to Approve January 22, 2020 Minutes.**

Motion made by Theresa Santiago, 2<sup>nd</sup> by Rob Whitney to approve the minutes for Wednesday, January 22, 2020 meeting.

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

**MOTION CARRIED**

**PLANNING BOARD MEETING FEBRUARY 12, 2020 continued –**

**Motion to adjourn meeting.**

Motion made by Theresa Santiago, 2<sup>nd</sup> by Craig Wagner to adjourn February 12, 2020 Planning Board meeting at 7:29 pm.

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

**MOTION CARRIED**

Respectfully submitted by,

A handwritten signature in cursive script that reads "Amanda Gorr".

Amanda Gorr, Planning Board Secretary