

Town of Greenville Planning Board

PO Box 38
Greenville, NY 12083

April 5, 2017

Minutes

Attendees: Planning Board Members: Don Teator, Bud Bear, Brian Wickes, Ken Elsbree, Debra Danner, William Bardel, Attorney: Tal Rappleyea and PB Clerk: Hope Nugent.

Guests: Supervisor: Paul Macko, Mikhail Nefedov, John Reagan, and Sandy Garden

Meeting opened by *Don Teator at 7:00 pm with the Pledge of Allegiance*

Mikhail Nedefov – Possible Used Car Dealer 24.00-3-19.1

Mikhail reviewed his reason for wanting the Special Use Permit/Site Plan Review for his property. He is looking to use the location only as “store front”.

Discussion was held concerning any other questions pertaining to the Special Use Permit. Tal raised the question about lighting. Mikhail said that there would be no exterior lighting added to the property. The question was also raised about how any sewage waste would be disposed of since the RV would be used as the office. Mikhail stated that a special army bag designed for this purpose would be used. It was discussed that Mikhail would need to use the second RV that is on the property as his office due to the fact that the originally proposed RV does not meet the 25’ setbacks that are required. Also, any sign that will need to be placed will be the minimum size that is required by NYS Motor Vehicle, but no bigger than what is allowed by the town zoning. A comment was made from the floor – Sandy Garden did state that Motor Vehicle would dictate the size of the signs that would be required.

Mikhail was reminded by Tal that if there are any violations that the Special Use Permit/Site Plan could be revoked through the court.

Motion made to approve the Special Use Permit with conditions made by Debra Danner. Seconded by Bud Bear. All in favor: 5, opposed: 0, motion carried.

Cypress Creek – Freehold Solar LLC 51.00-1-5 & Amberjack Solar LLC 36.00-5-1

John Reagan introduced himself to the Board as representing Cypress Creek in both of the solar farms being presented before the Board. John gave an overview of Cypress Creek to the Board. These projects are a community solar project and that they will be selling the electric locally to anyone within the Central Hudson use area. Questions from the Board included:

How many homes would be able to access the electricity from the 2mw plan – approx. 200-300 homes
Is cost less to homeowner – yes, because they have no panels, power can be sold for about 10% less, and if all goes well they would be ready to sell power next year.

If company goes out of business, who is responsible for returning property back to original state – the company would still be responsible for cleanup and removal as stated in lease agreement with property owner.

How big and how many panels will there be – the will be 9,000-9,500 panels per site which will be 12’ high at their highest point. They will also be fixed panels.

Tal asked if this would cause any glare to travelers on Rt32 – It was stated that the FFA model had been checked and that there would be no glare.

How would vegetation be maintained – A contractor would come in monthly or as needed to trim any vegetation around the sites.

How loud is the equipment and could it be moved more to the center of the project if too loud – just the cooling fan in the inverter box will be running during the day, but location could be changed if needed. What will the access road be constructed from – the access road will be crushed stone. Tal stated that SR 32 will need to remain clean during the process.

What type of fencing will be used around the perimeter of the site – all different types can be used. Deb asked if samples could be sent.

What is the life span on panels as well as lease with owners – there is a 20 -30 year life span on the panels and the lease with the homeowner is written for 20 years than given 5 year extensions after that.

John stated that construction would last approximately 2 months and that all wiring will be done underground except where it meets the pole to connect to the phase 3 lines.

Don asked for comments/questions from the floor: Sandy Garden asked how from the property line the panels would sit? He also stated that the two sites are not zoned commercial. John from Cypress stated that both projects are 75' from the property lines. Brian stated that the projects are acceptable under the Special Use Permit.

Brian asked that any buffer (trees, plantings, etc.) stay in place and also asked that if any is visible to the road to make it look nice especially near access road location.

Tal stated that DEC will need to be contacted about storm water runoff, tree removal and possible problem with bats, etc... Cypress Creek should refer to the Town Engineer to make sure all aspects are addressed.

John (Cypress Creek) asked for a technical review with the Town Engineer.

The next steps to be taken are: have Delaware Engineering (Town's Engineer) review plan
Schedule site visit for Board members that are able to go

Cypress Creek would attend next month's meeting and they would address any questions from the Board as well as Delaware Engineering. After this can then possibly set Public Hearing date.

John from Cypress Creek asked about the SEQRA – it would have to have a Neg. Dec. and then forward to the County for review.

Tal also mentioned that the Town Board would need to be addressed as they reserve the right to enter into a PILOT program.

Minutes

Motion made to approve the minutes from March 1, 2017 made by Brian Wickes. Seconded by Bud Bear. All in favor: 5, opposed: 0, motion carried.

Close Meeting

Motion made to close the meeting at 8:19 pm made by Ken Elsbree. Seconded by William Bardel. All in favor: 5, Opposed: 0, motion carried.