



MONTGOMERY
C O U N T Y NY
BUSINESS DEVELOPMENT CENTER
Made of Something Stronger

Meeting Notice

TO: Board Members
FROM: Andrew Santillo
DATE: November 9, 2020
RE: Planning Board Meeting

The regular meeting of the Montgomery County Planning Board is scheduled for Thursday, November 12, 2020 at 6:30 p.m., to be held via Zoom meeting teleconference.

To join the meeting from your computer, tablet or smartphone:
Zoom Meeting ID: 899 574 5359
Password: 081958

You can also dial in using your phone:
Dial: 646-558-8656
Enter Meeting Information: 8995745359#, 1#, 081958#

Please call Andrew at (518) 853-8334 between 8:30 a.m. and 4:00 p.m. if you have any questions.

cc: The Recorder
Montgomery Co. Legislature
DPW
The Leader Herald
Daily Gazette



**MONTGOMERY
COUNTY NY**
BUSINESS DEVELOPMENT CENTER
Made of Something Stronger

MONTGOMERY COUNTY PLANNING BOARD MEETING

Thursday, November 12, 2020

6:30 PM – Montgomery County Business Development Center (Digital Meeting via Zoom)

- I. Pledge of Allegiance
- II. Role Call
- III. Adoption of Agenda
- IV. Approval of previous meeting minutes
- V. Public comments on agenda items (3 minute limit per person)
- VI. Town of St. Johnsville — Site Plan Amendment
- VII. Any other business

Montgomery County Planning Board
Meeting Minutes
October 8, 2020
(digital meeting via Zoom)

MEMBERS PRESENT:

Wayne DeMallie, Chairman
Mark Hoffman, Vice Chair
Ronald Jemmott, Member
David Wiener, Member
John Lyker, Member
Betty Sanders, Alternate
Angela Frederick, Member
Erin Covey, Member

STAFF MEMBERS PRESENT:

Alex Kuttesch, Senior Planner
Vinnie Nicosia, Economic Dev. Specialist
Andrew Santillo, Economic Dev. Assistant
Karl Gustafson Jr., Grant Assistant
Ken Rose, Director

ABSENT:

Irene Collins, Member

OTHERS PRESENT:

Amanda Bearcroft, City of Amsterdam

I. Call to Order

The meeting was called to order by Chairman Wayne DeMallie at 6:32 p.m.

II. Roll Call

The roll call of board members was done by Chairman DeMallie.

III. Adoption of the Agenda

John Lyker made a motion to accept the agenda, Betty Sanders seconded. All members present were in favor.

IV. Approval of previous Minutes

Betty Sanders made a motion to accept previous meeting minutes, Ron Jemmott seconded the motion. The previous minutes were approved.

V. Public Comment

There was no public comment.

VI. City of Amsterdam- Zoning Change

Alex Kuttesch explained to the board that the first referral is for a zoning change. This zoning change is in regards to a Stewarts that has purchased houses around the current location and will need a zoning change from residential to commercial. Alex also stated that this referral goes hand in hand with the next two referrals. One is a special use permit and one is for an area variance, which involves putting up a fence in the back of stewarts. This will be used as a barrier to neighboring properties. The fence will be above the City of Amsterdam height limit, so it will need a area variance.

Amanda Bearcroft explained that the reason they acquired 9 Bunn Street was to push the site back and would give Stewarts more room for gas tanks while also keeping the right amount of parking on the site.

Erin Covey made a motion to approve the zoning change for 9 Bunn Street, Mark Hoffman seconded. All were in favor. The referral passed.

VII. City of Amsterdam- Special Use Permit

Alex Kuttesch explained that the Stewarts will need a special use permit for the gas station. This referral is the same project as the first referral.

Mark Hoffman made a motion to approve the referral, seconded by Erin Covey. All were in favor. The referral passed.

VIII. City of Amsterdam- Area Variance

Amanda Bearcroft explained that the area variance is in regard to fence height. Amanda stated that the city fence height limit is 4 feet up, 6 feet if its 50 feet away from the sidewalk. This project has a 6 foot fence running from sidewalk to sidewalk, so that's why the project will need a area variance. Amanda said that at the public meeting at the city level this concern was brought up and that the fence would be needed.

John Lyker made a motion to approve the referral, seconded by Angela Frederick. All were in favor. The referral passed.

IX. City of Amsterdam- Site Plan Review- Bunn Street Stewarts

Alex Kuttesch explained that this is a straight forward site plan review. This is the same project as the first three referrals. The Stewarts will look like the newer Stewarts that have been popping up around the area.

Ron Jemmott made the motion to approve the referral, Betty Sanders seconded. All were in favor. The referral passed.

X. City of Amsterdam- Site Plan Review- East Main Street Stewarts

Alex Kuttesch explained that this Stewarts is looking to add a 1,000 square feet addition to the existing store.

Betty Sanders asked if the bottle return addition would be inside or outside. Amanda Bearcroft stated that the bottle return would be inside of the new addition. They will also add some sod improvements to the property.

Betty Sanders made the motion to approve the referral, Mark Hoffman seconded. All were in favor. The referral passed.

XI. Town of Florida- Site Plan Review

Alex Kuttesch explained that a proposed NAPA Auto Parts will be located on 5s in the Town of Florida, in between Hill and Markes and Alpin Haus. Ken Rose explained that it went through the Town of Florida planning board with no problems with the project. Amanda Bearcroft stated that they had to move the building back from the original site plan but that has been done.

Erin Covey made the motion to approve the referral, Mark Hoffman seconded. All were in favor. The referral was passed.

XII. Other Business

There was no other business.

XIII. Adjournment

Betty Sanders made a motion to adjourn the meeting at 7:00 p.m., seconded by Mark Hoffman. All were in favor.

Respectfully submitted,

Karl Gustafson Jr.
Economic Development Grant Assistant

NORMAN L. MASTROMORO
ATTORNEY AT LAW
134 Bellen Road
Broadalbin, New York 12025-2100

T – 518-883-8340

e-mail: nljm@frontier.com

November 6, 2020

Chairman
Montgomery County Planning Board
PO Box 1500
Fonda, New York 12068-1500

RE TOWN OF ST. JOHNSVILLE – DRINKWATER, LLC SOLAR PROJECT

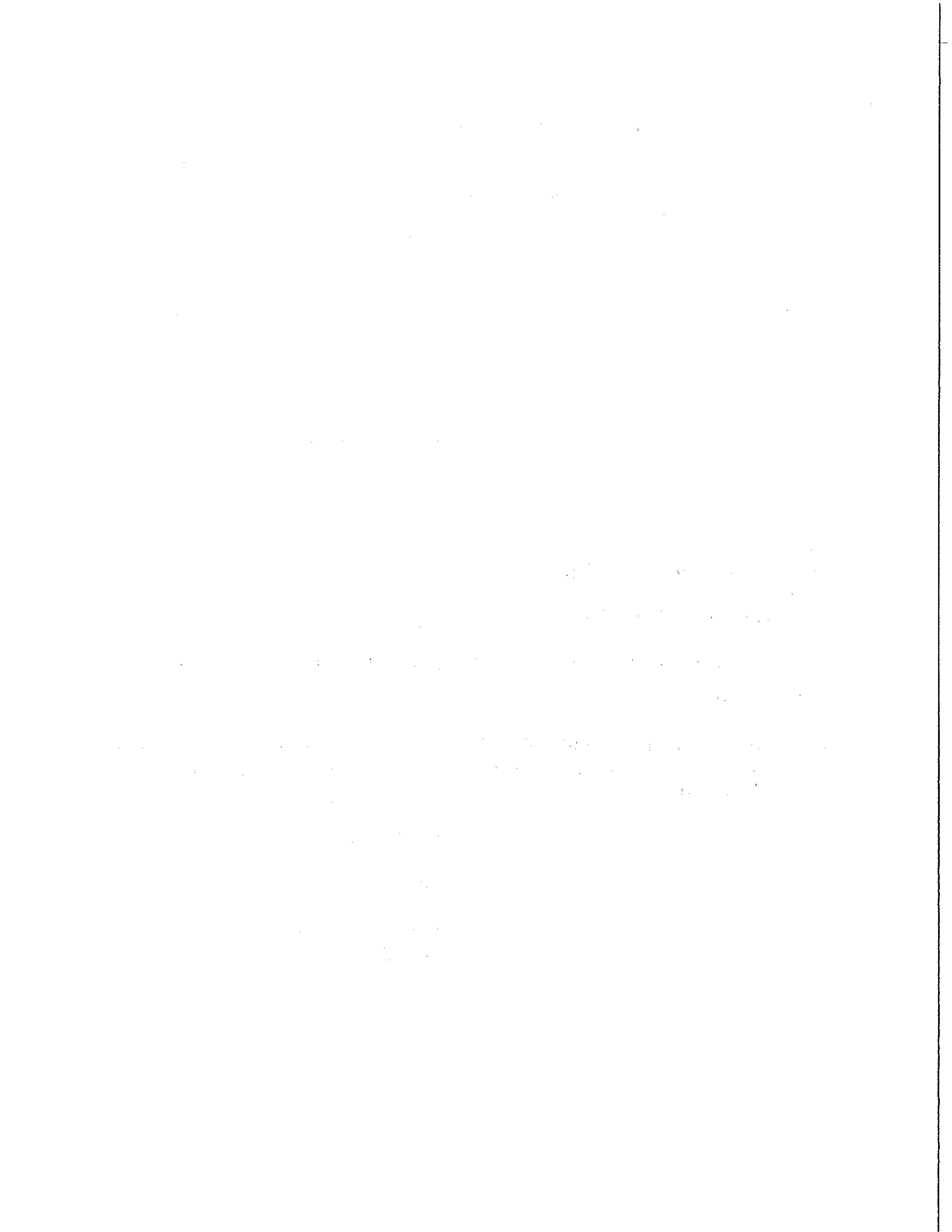
Dear Sir or Madame

As Attorney for the Town of St. Johnsville I am authorizing Ethan Winter to deliver the enclosed General Municipal Law 239-m referral application to the Montgomery County Planning Board.

Cordially yours

/s/ Electronically Signed

Norman L. Mastromoro
Town Attorney



This side to be completed by Montgomery County Planning.

REFERRAL FORM

MONTGOMERY COUNTY PLANNING BOARD

TO: Town of St. Johnsville Planning Board

Receipt of 239-m referral is acknowledged on Nov 6, 2020 - Nancy Szecepanik. Please be advised that the Montgomery County Planning Board has reviewed the proposal stated on the opposite side of this form on _____ and makes the following recommendation.

- Approves

- Approves (with Modification)

- Disapproves:

- No significant County-wide or inter-community input

- Not subject to Planning Board review

- Took no action

Section 239-m of the General Municipal Law requires that within thirty days after final action by the municipality is taken; a report of the final action shall be filed with the County Planning Board.

Date

Kenneth F. Rose, Director
Montgomery County Dept. of Economic
Development and Planning

REFERRAL FORM
MONTGOMERY COUNTY PLANNING BOARD

Referral Number _____
assigned by the MCPB upon
acceptance of referral for review

This Referral must be received SEVEN CALENDAR DAYS prior to the MCPB meeting date in order for it to be placed on the agenda.

TO: Montgomery County Planning Board,
Old County Courthouse,
PO Box 1500, Fonda, New York 12068
Phone: 518-853-8334
Fax: 518-853-8336

FROM: Municipal Board: Town of St. Johnsville Planning Board
Referring Officer: Louise Dobson, Chairman
Mail original resolution to: Norman L. Mastromoro, Esq.
134 Bellen Road
Broadalbin, NY 12025

1. Applicant: Drinkwater Solar, LLC 2. Site Address: 550 Crum Creek Road, St. Johnsville, NY
3. Tax Map Number(s): 08.00-2-1.111 4. Acres: 34.70 - disturbed
10.80 - solar area
91.50 - total
5. Is the site currently serviced by public water? Yes No
6. On-site waste water treatment is currently provided by: Public Sewer or Septic System N/A
7. Current Zoning: Agricultural and Residential 8. Current Land Use: Mine/Quarry
9. Project Description: Erection of a 2 MW solar array system

10. MCPB Jurisdiction:

- Text Adoption or Amendment Site is located within 500' of: Crum Creek Road
- a municipal boundary.
 - a State or County thruway-highway/roadway
 - an existing or proposed State or County park/recreation area
 - an existing or proposed County-owned stream or drainage channel
 - a State or County-owned parcel on which a public building or institution is situated
 - a farm operation within an Agricultural District (Incl. Ag data Statement) (does not apply to area variances)

11. PUBLIC HEARING: Date: TBD Time: _____ Location: _____

Referred Action(s)

If referring multiple, related actions, please identify the referring municipal board if different from above.

12. Text Adoption or Amendment Referring Board:
 Comprehensive Plan Local Law Zoning Ordinance Other _____

13. Zone Change Referring Board:
Proposed Zone District: _____ Number of Acres: _____

Purpose of the Zone Change: _____

14. Site Plan Project Site Review Referring Board: Town of St. Johnsville Planning

Proposed Improvements: Removal of battery, change racking system, add two (2) utility poles

Proposed Use: Updates to previously approved 2MW solar array system proposed to be erected

Will the proposed project require a variance? Yes No Type: Area Use

Specify: _____

Is a State of County DOT work permit needed? If Yes : State or County No

Specify: _____

REFERRING BOARD:

Section of local zoning code that requires a special permit for this use: _____

Will the proposed project require a variance? Yes No Type: Area Use

16. Variance

Referring Board:

Area Use

Section(s) of local zoning code to which the variance is being sought: _____

Describe how the proposed project varies from the above code section: _____

SEQR Determination

Action:

Finding:

- Type I
- Type II
- Unlisted Action
- Exempt

- Positive Declaration – Draft EIS
- Conditional Negative Declaration
- Negative Declaration
- No Finding (Type II Only)

SEQR determination made by (Lead Agency): Town of St. Johnsville Planning Board Date: October 13, 2020

REQUIRED MATERIAL

Send 3 copies of a "Full Statement of the Proposed Action" which includes:

All materials required by and submitted to the referring body as an application

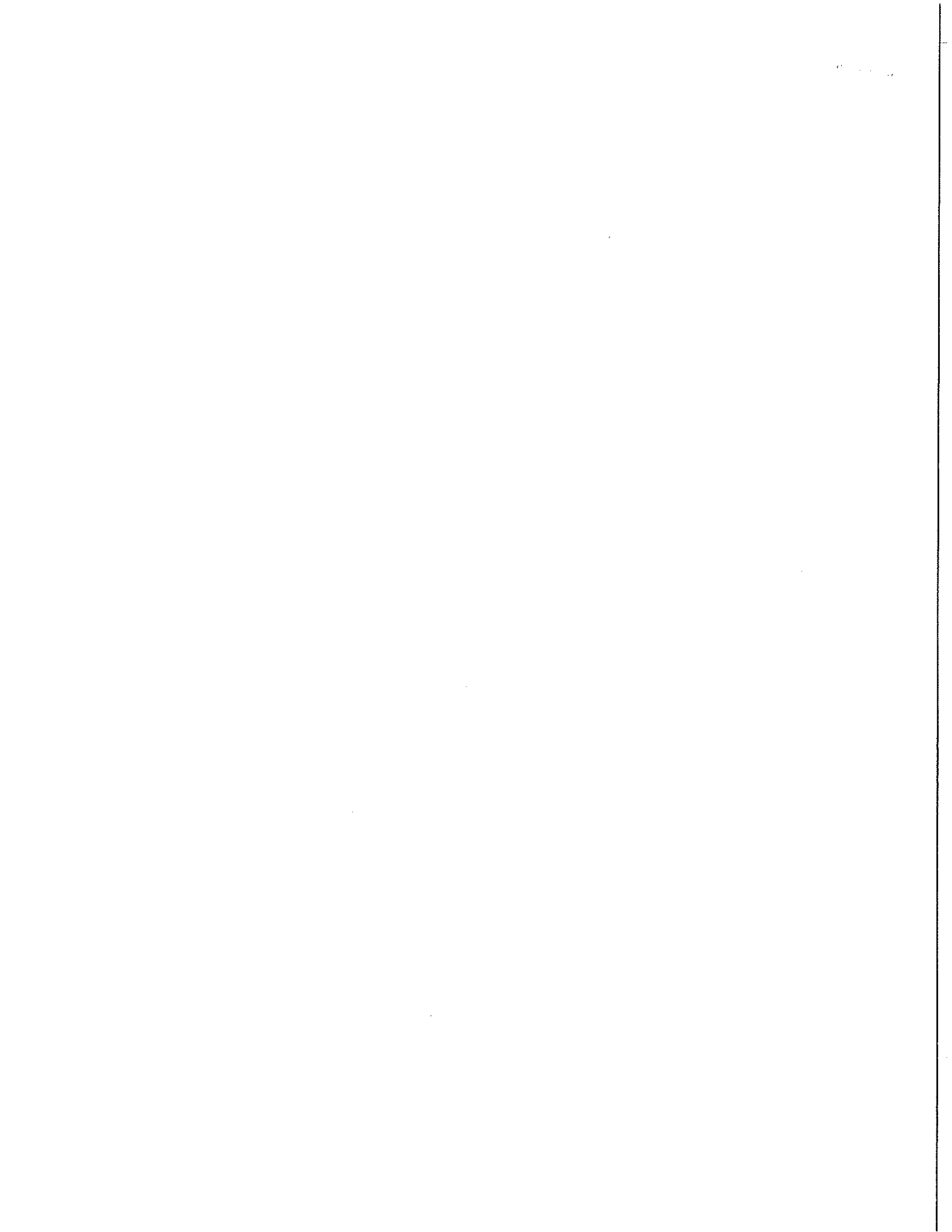
- If submitting site plans, please submit only 1 large set of plans, and 12 11x17 packets.
- All material may be submitted digitally as well at <http://www.mcbdc.org/planning-services/montgomery-county-planning-board-referrals/>

This referral, as required by GML §239 l and m, includes complete information, and supporting materials to assist the Montgomery County Planning Board (MCPB) in its review. Recommendations by MCPB shall be made to the Referring Body within thirty days of receipt of the Full Statement.

Norman L. Mastromoro, Town Attorney C - 518-571-0650
Name, Title & Phone Number of Person Completing this Form

Norman L. Mastromoro

11/6/20
Transmittal Date



September 29, 2020

Louise Dobson
Planning Board Chair
Town of St. Johnsville
7431 State Highway 5
St. Johnsville, NY 13542

Re: Site Plan Amendment Request for Three Minor Changes to Site Plan for Drinkwater Solar, LLC

Dear Ms. Louise Dobson,

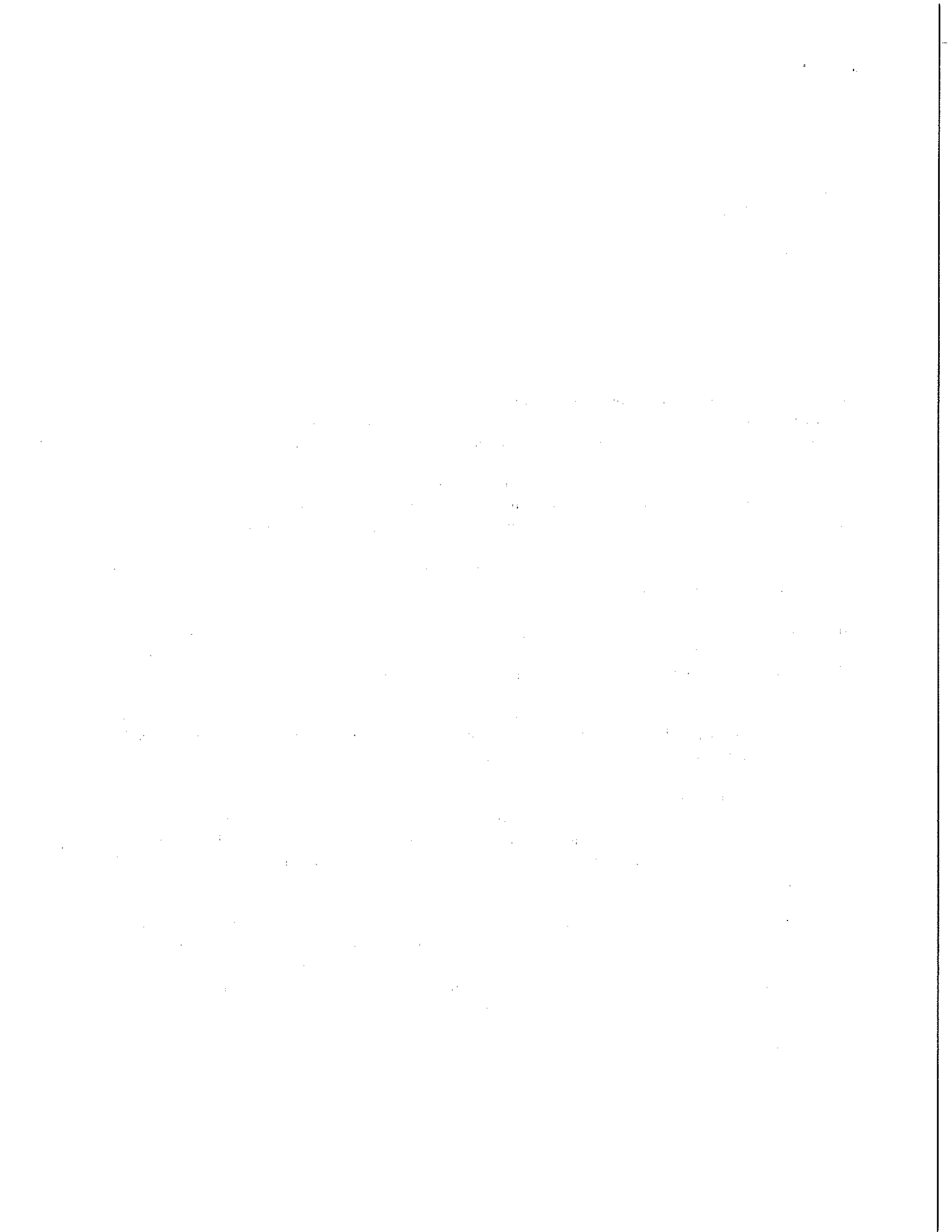
Thank you for your continued support of the Drinkwater Solar facility located on 550 Crum Creek Road in St. Johnsville, NY (Tax ID# 8.-2-1.111). We are preparing to resubmit for a building permit for the solar project, given the previous permit was issued to Roger Lottman and not Drinkwater Solar, LLC.

As part of this preparation to submit for the building permit, we identified three small changes that we would like to update on the site plan. These changes will largely reduce the project's footprint and impact to the land, and we have been in touch with Building Inspector James Castrucci regarding them.

We are requesting to be on the October 13, 2020 Planning Board meeting to secure a site plan amendment to account for these three minor changes which include (1) removing the battery from the site plan, (2) changing the racking system for the solar panels to be fixed tilt instead of single axis tracker (i.e., following the sun), and (3) adding two more utility poles per National Grid's request. It is important to note that the proposed changes will not cause a significant adverse environmental impact, and we would like to amend the existing SEQRA Resolution to note this. The proposal changes in detail include:

1. **Removal of battery:** We propose to remove the battery from the project because it is costly and no longer economical. This will minimize impervious cover and remove an additional equipment pad. This removal reduces impact because it will reduce the overall footprint of the project.
2. **Changing the racking system from single axis trackers to fixed tilt:** We would like to use fixed tilt panels on the project which are quiet, stationary, and do not follow the sun. While a tracking system would follow the sun and generate more electricity, it is more expensive to install due to the type of bedrock under the project. As a result, we have drafted the attached site plan to include fixed tilt racking.

This change to fixed tilt racking reduces impact because (a) the project will have a smaller footprint, thus allowing the fenced area of the array to be minimized from 32.5 acres to 22.5 acres requires less land, the overall footprint of the project stays the same, (b) it will have a lower maximum structure height than the single axis tracker (10' high for fixed tilt vs. 12' high for single axis tracker), and (c) the fixed tilt system does not generate any noise, compared to trackers which have small motors to help them track sunlight. We also want to note that we will utilize the same panels we have already purchased.



3. Adding Two Utility Poles: Per National Grid's request following the approval of the Special Use Permit, the new plans require the addition of two more utility poles at the point of interconnection. The new poles have been added for safety and ease of use with the utility company. This change is low impact because these poles are the furthest into the property up the driveway.

We are in the process of developing a comprehensive updated site plan that reflects the changes noted above. That site plan will also include landscaping and pollinator species information as required by the Special Use Permit. We plan to have the new site plan available for review at the October PB meeting.

Upon receiving your confirmation, we look forward to presenting this update at the October 13, 2020 Planning Board meeting. Thank you for your consideration.

Regards,

Jerry Leone
Developer, NY Community Solar

Cc: Doug Warden, Esq.

The following table shows the results of the survey conducted in the year 2000. The data is presented in a tabular format, with columns representing different categories and rows representing different sub-categories. The values are presented in a clear and concise manner, allowing for easy comparison and analysis.

Category	Sub-Category	Value
Group A	Item 1	15
	Item 2	20
	Item 3	10
	Item 4	5
Group B	Item 1	12
	Item 2	18
	Item 3	8
	Item 4	3
Group C	Item 1	10
	Item 2	15
	Item 3	7
	Item 4	4

The data indicates that Group A has the highest overall value, followed by Group B and then Group C. The values for each item within a group are also relatively consistent, suggesting a similar distribution of values across the different sub-categories.

In conclusion, the survey results show that the majority of respondents in Group A chose the first item, while those in Group B and C showed a more varied preference. This information can be used to inform future decisions and strategies.

The following table provides a detailed breakdown of the data, showing the percentage of respondents who chose each item within each group. This allows for a more granular analysis of the survey results.

Group	Item	Percentage
Group A	Item 1	33.3%
	Item 2	44.4%
	Item 3	22.2%
	Item 4	11.1%
Group B	Item 1	26.7%
	Item 2	40.0%
	Item 3	18.9%
	Item 4	7.4%
Group C	Item 1	22.2%
	Item 2	33.3%
	Item 3	16.7%
	Item 4	8.9%

The data shows that Group A has a higher percentage of respondents who chose the first item (33.3%) compared to Group B (26.7%) and Group C (22.2%). This suggests that Group A has a stronger preference for the first item.

Overall, the survey results provide valuable insights into the preferences of the different groups. This information can be used to tailor future offerings and marketing strategies to better meet the needs and preferences of each group.