

Montgomery County Planning Board
Meeting Minutes
December 12th, 2019

MEMBERS PRESENT:

Wayne DeMallie, Chairman
David Wiener, Member
Erin Covey, Member
Irene Collins, Member
Mark Hoffman, Vice Chair
John Lyker, Member
Angela Frederick, member

STAFF MEMBERS PRESENT:

Alex Kuttesch, Senior Planner
Andrew Santillo, Eco. Dev. Staff Assistant
Karl Gustafson Jr., Eco. Dev. Grant Assistant
Ken Rose, Eco. Dev. Director

ABSENT:

Betty Sanders, Alternate
Ronald Jemmott, Member
John Lyker, Member

OTHERS PRESENT:

Anne Waling, CS Energy
Mitch Quine, CS Energy
John Thomas, Town of Glen
Greg Grates, Liro Engineering

I. Call to Order

The meeting was called to order by Wayne DeMallie at 6:30 pm.

II. Adoption of Agenda

A motion was made by John Lyker, seconded by Mark Hoffman to adopt the agenda for the December Planning Board meeting.

III. Minutes

A motion was made by Irene Collins, Seconded by Mark Hoffman to accept the November Planning Board meeting minutes. John Lyker abstained.

IV. Public Comment

There was no public comment.

V. Referral Town Of Amsterdam- Site Plan Review

Alex Kuttesch explained that the site plan review would be for Finney Solar in the Town of Amsterdam. The solar project size is 5 megawatts on a 46 acre parcel. Alex Kuttesch also stated that the project meets all requirements for setbacks and barriers around the

project. Finney Solar sent the board some renderings of what the project boundary will look like before, during and after the project.

Irene Collins asked if they are in line with the setbacks law within Montgomery County. Alex Kuttesch reassured the board that they met all the setbacks and the Town of Amsterdam had no problem with the site plan.

John Lyker made the motion to approve the Town of Amsterdam's referral, Mark Hoffman seconded. All were in favor.

The referral was approved.

VI. Referral Town of Glen- Site Plan Review

Alex Kuttesch stated that this project is the proposed shared facility building. The building will be occupied by Montgomery County Department of Public Works and the Montgomery County Business Development Center.

Greg Grates from Liro Engineers explained they went through the Town of Glen planning Board meeting in November, and have been taking the steps to get all parties on board with the project. Greg explained that the construction will begin sometime in the spring with weather permitting. Greg stated that the Town of Glen, the Business Development Center and Montgomery County Department of Public Works have been working hand in hand with each other through the entire planning process of the project.

Greg walked the board through the entire building site plan and adding that there will be a row of trees to separate the building from NYS Route 5s. Greg also explained that the driveway will split once entering the parking lot. The business development Center Parking will be to the left and the DPW parking will be to the right. Greg stated that the building will have natural light sensor that allows natural light to come into the building if it's a sunny day. The sensors would turn the lights down to save costs on electricity.

Wayne DeMallie asked if solar energy came up for discussion, Greg answered that it may be a possibility down the road. It is currently not in the plans.

Mark Hoffman made the motion to approve the Town of Glen's referral, John Lyker seconded. All were in favor.

The referral was approved.

VII. Referral Town of Glen- Site Plan Review

Alex Kuttesch explained that this referral is a site plan review for two separate solar projects. One being Van Epps Solar and Mohawk View Solar. These are located on Van

Epps Road in the Town of Glen and are under the same solar company. Alex stated that both projects will be 7.5 Megawatts. The project takes up roughly 50 acres of land. According to the Town of Glen codes, the setbacks need to be 50 feet from the road but the town has asked the company to use a 70 foot setback.

Irene Collins asked if any of the resident's bordering the project had any concerns. John Thomas from the Town of Glen stated that they have held multiple public hearings and there was no negative feedback. John Thomas also stated that some of the planning board members had some concerns but the town board supports the project.

Erin Covey made a motion to approve the Town of Glen referral, Mark Hoffman seconded the motion. All were in favor.

The referral was approved.

VIII. Referral Town of Glen- Site Plan Review

Alex explained that this site plan review is for the Van Epps Solar project. This is the partner project to the previous referral.

David Weiner made a motion to approve the Town of Glen referral, Erin Covey seconded the motion. All were in favor.

The referral was approved.

IX. Referral Town of Mohawk- Site Plan Review

Mitch Quine explained that there are 2 solar projects being proposed in the Town of Mohawk. Each project will be 20 megawatt solar projects. Mitch stated CS Energy has been working with the Town of Mohawk throughout the entire planning process of the project. The Town of Mohawk board accepted the application back in May of 2019, a public hearing was held in august of 2019 and the members of the public had some questions for CS Energy. CS Energy cleared all of the concerns that the public had at multiple public hearings. Mitch stated that after these public hearings they adjusted there site plan, adding more buffers to the project and created renderings of the project to show the community.

Irene Collins asked if there will be any noise coming from the sub-station. Mitch Quine stated that they did a noise analysis, and the amount of sound produced during the day would be around 40 decibals and at night it would be lower due to less activity from the solar panels. At night the sound from the sub-station would be around 25-30 decibals which equates to a quiet library.

Mitch Quine stated that CS Energy has followed the Town of Mohawk setbacks which is 200 feet from any road. They are actually around 300-400 feet from any road. Mitch said they have recognized the concerns from the town and have addressed them.

Mark Hoffman praised CS Energy for doing their due diligence and said that the company has been more than accommodating throughout the process.

Irene Collins made a motion to approve the Town of Mohawk's referral, seconded by John Lyker. Mark Hoffman abstained. All were in favor.

X. Referral Town of Mohawk- Site Plan Review

Alex Kuttesch explained that this referral is the partner solar project to the previous referral.

Irene Collins made a motion to approve the Town of Mohawk's referral, seconded by John Lyker. Mark Hoffman abstained. All were in favor.

The referral was approved.

XI. Other Discussion

None

XII. Adjournment

A motion was made by Irene Collins, seconded by John Lyker to adjourn the December 12th, 2019 Planning Board Meeting at 7:20 pm.

Respectfully submitted

Karl Gustafson Jr.
Grant Assistant