

TOWN OF CLAVERACK
PLANNING BOARD
MINUTES
May 2, 2022

Chairman Scott Cole called the May 2, 2022 meeting of the Town of Claverack Planning Board to order at 7:00 pm

Chairman Cole led members of the audience and Board with the Pledge of Allegiance

Members in attendance were: Chairman Scott Cole, Virginia Ambrose, Lisa Bowe, Alberta Cox, Stephen King, Tim Wyman, engineer; George Schmitt, attorney; Rob Fitzsimmons and secretary; Jodi Keyser

Absent: William Michael

Correspondence: CPL Review letters for Getaway and Emerson Solar

CONTINUING APPLICATIONS FOR 5/2/22:

Getaway House Inc. Special Exception/Site Plan Review and Boundary Merger/Consolidation: Tax Map (see survey map) Located across from the Yorkshire Motel (lands of Richard Cross aka Evergreen Estates) Special Exception and land merger of 16 parcels to for 90 +/- acre parcel for the construction a 45 – 50-unit campground facility with residence, office, public water, septic system and access roads.

Nick Turek, management advisor for the project. Mr. Turek informed the Board that Getaway is a company in existence for 5 years as an outdoor hospitality company giving people the opportunity to reconnect with nature through short term stays at tiny cabins. Mr. Turek continued that the first venture was in New Hampshire and has grown to 19 outposts consisting of 775 cabins currently in operation. Mr. Turek continued that approximately 75% of the cabins are one-bedroom with the remaining 25% as two-bedroom cabins with this outpost including 2 handicapped accessible cabins. Mr. Turek continued that each cabin is equipped with a bed, two burner stove, dry goods such as pasta, cereal, coffee in an honor bar system, mini fridge, hot water heater, air conditioning, flush toilet and a full shower. Mr. Turek also stated that each cabin is hardwired with an emergency phone and rechargeable flashlights/lanterns in case of power outage. Mr. Turek informed the Board that the project will maintain as many of the existing trees/forest as possible and will use existing trails and roadways also. Mr. Turek continued that each cabin will have two or four Adirondack chairs, fire pit with a lock, picnic table and a trash bin for solid waste. Mr. Turek continued that the company tries to find heavily wooded areas that are within driving distance from major cities. Mr. Turek continued that the company maintains a sense of privacy for guests by placing cabins 100 to 200-feet apart. Mr. Turek informed the Board that no communal space is planned because this is just a quiet experience for families or guests that just want to escape the hustle and bustle of life and reconnect with nature. Mr. Turek continued that the site will not have a pool, clubhouse, no events, no parties, only space for guests at their own cabin. Mr. Turek informed the Board that the site will have a manager onsite 24-7-365 living in the backhouse. Mr. Turek continued that the back of house will also house the laundry facilities, dry goods storage, supplies, firewood, etc. for the guests. Mr. Turek continued that the property was formally called the Evergreen Estates consisting of 16 separate parcels which will be merged with a Boundary Line Adjustment. Mr. Turek continued that the site is along NYS Rte. 23 across from the Yorkshire Motel and will use the far western entrance for guest access which will have a sign and then a kiosk as guests enter to get their information and staff will enter via a separate entrance directly across from the motel. Mr. Turek continued that the

roadway will maintain a one-way loop traffic pattern. Mr. Turek informed the Board that there are only a handful of neighbors such as Scarecrow Farm, Old Klaaverack Brewery, three single-family homes, the motel and Won Dharma Center. Mr. Turek continued that there are roadways that were engineered in 1989, existing trails, a large pond, open fields, heavily forested areas and three wells that will not be used. Mr. Turek continued that there is a beautiful ridge line that hosts beautiful views of the mountains. Matt Liponis informed the Board that this property is situated within the Rural Conservation Zone and this project will maintain the scenic, rural character of the area with a low impact use and will have very few impermeable areas. Mr. Liponis continued that a campground is allowed in the RC Zone with a Special Exception Use Permit thus making this area a good zone for the project. Skip Francis informed the Board that the preliminary plans are going forward with 45 sites with a maximum of 50 sites, traffic analysis, entrances for staff and guests evaluated with NYS DOT, and a shared easement that will be used as the back of house entrance. Mr. Francis continued that the site has existing walking trails, roadways will maintain grades and topography but some minor adjustments will be made and as much of the existing trees and topography will be maintained. Mr. Francis continued that a low-level lighting will be used at the cabins only with all trails and roadways dark. Mr. Francis continued that the wastewater and drinking water systems are in the design stage with perk testing two weeks ago. Mr. Francis informed the Board that the perk testing did not go as planned so the plan to have one large system is being redesigned into smaller low pressure pump systems throughout the property. Mr. Francis continued that a hydrogeologist visited the site for the non-transient public water system design. Mr. Francis informed the Board that the back of house manager will have all of the required knowledge to maintain and monitor all of the systems to ensure that they are running properly and safely. Lisa Bowe asked if there will be separate leach fields and if composting toilets will be used. Mr. Francis answered that the cabins will have real flush type toilets that will flow into one of several of the smaller leach fields but there are slope limitations and DOH will be back to evaluate the site again. Lisa Bowe asked if there is an actual survey of the site. Mr. Francis stated that he will supply a survey. Mr. Turek informed the Board that they have been in active conversation with the local fire and emergency services namely Churchtown Fire Company. Mr. Turek continued that as a result of these conversations a dead-end turnaround will be made according to the NYS turnaround regulations for size. Mr. Turek continued that a maximum of 12% pitch will be maintained throughout the property. Mr. Turek continued that snow removal and emergency vehicle access will be priority and will access the Eastern/staff entrance and if requested will supply the local EMS and Fire with an emergency plan. Mr. Turek summarized the traffic analysis that the west access meets all required site distances and the eastern entrance has adequate site distances and will meet the NYSDOT requirements. Lisa Bowe asked when the traffic study was performed. Mr. Francis answered April 12, 2022. Mr. Francis informed the Board that the SWIPPs analysis is not final and might require movement of some cabins and roadways once the septic plan is finalized. Mr. Turek informed the Board that fire safety is the utmost concern and all cabins will be equipped with a fire extinguisher, fire rules and a DEC approved locking firepit so that the staff can lock the firepits during burn bans. Stephen King asked how guests will know that there is a burn ban in effect. Mr. Turek answered that guests are sent regular email updates regarding their stay. Tim Wyman asked how the firepits are policed. Mr. Turek answered that the manager will police the sites as well as 10-12 cabin keepers are always around the sites patrolling for issues. Lisa Bowe asked if someone is patrolling 24 hours a day. Mr. Turek answered that the quiet time starts at 10:00 PM and all firepits should be extinguished no firepits after 10:00 PM is standard operating procedures for all of their sites. Lisa Bowe asked if someone is patrolling all hours of the day and night such as from 1-2:00 am for issues. Mr. Francis answered that firepits are controlled with the amount of firewood that is

given out to the guests as a way to control the extent of the fires and they have never had any issues at their other sites. Lisa Bowe stated that it is a concern that something might be happening during the night without someone knowing. Mr. Turek answered that they also rely on guests to self-report any issues that they see. Alberta Cox asked if smoking is allowed. Mr. Turek answered that smoking is prohibited within the cabins but is allowed outside with garbage receptacles for disposal of cigarettes. Mr. Turek continued that they have a fire safety plan that goes above and beyond and there is a general manager onsite at all times. Mr. Francis informed the Board that they will also install a drywell at the pond. Mr. Turek stated that the cabins will also have an outside water faucet with a Y adaptor to allow for a hose for fire protection and fire extinguishers and fire blankets supplied in each cabin. Mr. Turek informed the Board that an outside provider will be contracted for garbage. Mr. Turek informed the Board that guests must checkout at 11:00 am then the cabin keepers go into each cabin to clean, remove and replace linens, remove garbage and restock supplies. Stephen King informed the applicants that they must adhere to all local laws with regard to noise but would like to know how this will be maintained. Mr. Turek answered that quiet time starts at 10:00 pm and if someone calls in a complaint for noise of anything else there will be 24-hour support but all of the time should be considered quiet time for all. Mr. Turek continued that there is also a 2-strike policy for guests with all kids in cabins by 10:00 pm. Calls will send the manager out to the cabin in question and fines are also charged to the guests for improprieties. Lisa Bowe asked how parties would be handled. Mr. Turek answered that parties don't happen but if they did the onsite staff would handle. Mr. Turek informed the Board that guests are assigned a cabin, no one gets to pick as they are randomly assigned which keeps guests from booking several cabins together. Lisa Bowe asked how will unwelcomed visitors be prevented. Mr. Turek answered that signs, fences if existing and they will work with the neighbors to keep guests from wandering into their properties. Mr. Turek continued that all guests must pass through the back of house and visitors are not allowed inside with all registrations done in an online format and guests sign in via the website at which time they will receive instructions and directions to their cabin. Mr. Turek continued that all signage will be reflective and low-voltage orange lights on the cabins. Lisa Bowe asked if glass bottles will be allowed. Mr. Turek answered yes and guests are allowed to bring in their own drinks, food etc. Alberta Cox asked how guests and garbage are protected from wildlife. Mr. Turek answered that all garbage cans are sealed tight to deter bears and other wildlife. Mr. Turek informed the Board that there is a great deal of community benefit with the project including additional hospitality tax revenue, economic benefit from local shopping year-round, partnering with local restaurants, breweries, distilleries, etc. Lisa Bowe asked about power outages. Mr. Turek answered that it is up to the guests if they want to stay or to leave during a power outage, cabins are equipped with flashlights, rechargeable lanterns and the back of house will have a generator to maintain septic and water supplies. Lisa Bowe asked what keeps the pipes from freezing in the winter. Mr. Francis answered that the pipes that are above grade will have a heat wire attached. Mr. Turek added that the pipes are buried deep underground. Mr. Turek informed the Board that this use is compatible with the surrounding area and will be much less impactful than the proposed 16-lot subdivision would have. Mr. Turek continued that this use will maintain the existing forest and natural habitat. Mr. Turek continued that this company has been very successful in other areas of the country and will also allow for multiple full-time jobs and several part-time jobs to the area. Tim Wyman asked how the hierarchy within the business model is designed. Mr. Turek answered that there is a Northeastern Regional Director of Facilities that works with the regional managers to ensure that all of the cabins are maintained and are in great condition. Tim Wyman asked if the NE Regional Director of Facilities visits each site to see the cabins or does he rely on the site managers. Mr. Turek answered that the NE Regional Director of Facilities is always making visits to their sites and the

Regional Manager lives about 40-minutes away so he is always visiting sites also. Mr. Turek continued that their first site in New Hampshire was in operation 7 years ago and the cabins were old and needed upgrading so they were removed and replaced with new models. Mr. Turek continued that they are always making improvements and upgrades to the sites. Mr. Turek continued that they plan to connect local breweries and places of interest via trails and some places they connect the sites to state parks via trails. Stephen King asked what the applicants consider low impact. Mr. Turek answered that they define low impact as low flow, low lighting, minimal land disturbance, using existing roadways and trails as much as possible, keep roadways narrow to maintain existing trees. Chairman Cole asked if what stormwater management and infrastructure is planned. Mr. Turek answered that the site plans are not set in stone yet and can change but they are proceeding with design and will submit as soon as it is concrete. Tim Wyman asked if pets are allowed. Mr. Turek stated yes only dogs and they must be leashed at all times and also registered with the back of house. Lisa Bowe asked if they plan to spray for insects. Mr. Turek answered that spraying for insects has been used at other Getaway sites to curb red ants but they don't use chemicals as a practice and they don't foresee needing any type of spraying at this site. Tim Wyman asked how the cabins receive hot water. Mr. Turek answered that the cabins are all equipped with electric hot water heaters and there is propane hot water at the back of house. Lisa Bowe asked what the typical number of loads of laundry would be. Mr. Francis answered approximately 30 loads of laundry per day using two commercial washing machines and dryers. Mr. Turek continued that the average stay is 2 nights and guests are only allowed to book for a maximum of 7 nights and at \$300.00 per night. Lisa Bowe asked what is the average age of guests. Mr. Turek answered that they have guests from 20 to 40 years of age but also have had guests 70 to 80 years old. Mr. Turek continued that this isn't something that people under 21 years of age would be interested in especially with the price. Mr. Turek continued that the company also grants military, first responder and senior citizen discounts. Alberta Cox asked how many kids would be allowed per cabin. Mr. Turek answered that the site has 9 2-bedroom cabins that due to size are really limited to two adults and two children. Lisa Bowe asked if there are safety measures in place for children. Mr. Turek answered that the cabins have safety plates on outlets, CO detectors and fire detectors. Stephen King, Tim Wyman, Lisa Bowe and Alberta Cox will be taking a tour of the Getaway facility in Catskill on 5/3/22. Rob Fitzsimmons informed the Board that this visit is to allow the Board members to gather information only and is not to make suggestions or comments only observe and it is not open for members of the public. Virginia Ambrose stated that the Getaway website indicates that there are 2 sites in Catskill. Mr. Turek answered that one of the sites has since closed. Virginia Ambrose asked if that was the site at the former Catskill Game Farm property. Mr. Turek answered yes, this site was closed because it was only 12 cabins on 18 acres with a lease agreement with the owner and was not representative of the vision but might try to revamp the idea in the future. Virginia Ambrose asked what would happen if a site was not successful. Mr. Francis answered that there are no unsuccessful sites. Mr. Francis continued that the company has purchased the property so they will do whatever it takes to make it work but as with the Catskill Game Farm site if it doesn't then the cabins would be moved to another site. Mr. Turek stated that the Planning Board can grant the Special Exception with a condition that if the use is unsuccessful then any new use would require a new Site Plan and all of the cabins would be removed but the utilities would remain on the property. Mr. Turek continued that a traditional campground is not the same as this use. Mr. Liponis asked that the Planning Board members declare Lead Agency for the application. Rob Fitzsimmons informed the Board members that notices were mailed out to the neighboring towns and communities and have not received any correspondences.

Motion to declare Lead Agency Status to the Town of Claverack Planning Board was made by Tim Wyman with a second from Virginia Ambrose. All members were in favor. Motion carried.

Chairman Cole asked if the Back of House has an activity or recreational area. Mr. Francis answered that the Back of House is a single structure with one side consisting of a two-bedroom residence and an operational side housing a maintenance shop, laundry facility, dry storage area, office, bathroom and staff lounge that will be constructed on a concrete slab. Chairman Cole asked if there is a signage design. Mr. Francis stated that the sign is in the design stage but they will start to plan out the speed limit, one-way, and entrance signs to show the Board. Chairman Cole stated that it is better for the Board to have something to review and it can be modified as needed. Chairman Cole informed the applicant's representatives that the Town Zoning Codes have specific standards for signs which would be advised to review. Virginia Ambrose stated that she would like to see the internal signage and she is concerned that guests that are not familiar with the area will come upon wildlife that is not friendly such as fisher cats, bears, and other animals that might cause injury. Mr. Francis stated that the team will get together to design a model to present. Virginia Ambrose stated that safety is a big concern to her. Chairman Cole stated that the punch list includes the sign design, stormwater management plan, DOT Curb cuts, CCDOH for septic and water. Churchtown Fire Company Asst. Chief Bob Preusser and Chief Jamie Preusser informed the Board that they have met with the Getaway team 4 times and have expressed their concerns along with Charles Vieni and Tim Alvarez. Asst. Chief Preusser submitted a letter from the Fire Company highlighting the concerns that they raised and the response and mitigation offered by the applicant. Asst. Chief Preusser informed the Board that in the end they are all comfortable with the proposition and fire service issues. Chief Preusser informed the Board that Churchtown Fire Company is part of a mutual aid agreement with neighboring fire companies that will all respond if necessary. Chief Preusser continued that most wild fires are started during burn bans by logging companies starting controlled burns and not from campfires which are better contained. Chief Preusser continued that the Fire Company officials drove through the site and found that the roadways are adequate for emergency vehicles and equipment. Chief Preusser stated that his opinion is that the onsite manager be AED and first aide certified. Chairman Cole informed the Board that Churchtown Fire Company is a certified 1st Responder unit with AED coverage. Chief Preusser stated that he can speak that the Claverack Task Force would all be comfortable with the roadways and access to the site. Asst. Chief Preusser informed the Board that their company has secured 3 to 4 grants that allow for storage sites to be set up to fight wildfires and could place one at this site if necessary. Chairman Cole asked the Board if there were any further questions. Tim Wyman and Stephen King stated that they will wait until after the tour the next day. Lisa Bowe stated that she has a concern with the water table and will have more comments after the tour, Virginia Ambrose will continue to review, George Schmitt stated that he distributed his comment letter and will await the next submission, Rob Fitzsimmons had no further questions. Chairman Cole stated that the project can be set for public hearing and that public can be heard via Zoom, letter or in person. Chairman Cole continued that all correspondence should be received 15 days prior to the public hearing and will be included in the Board packets. Rob Fitzsimmons stated that all correspondence should also be sent to the Matt Liponis as well as email correspondence. Applicants will appear for the June meeting.

**Emerson Solar, LLC Site Plan/Special Exception & Boundary Line Adjustment: Tax Map #(SBL)
Boundary Line Adjustment for the installation of a Large Scale Solar Field.**

Gillian Black, Anna Rehder and Jennifer Galavotti were present for the application. Chairman Cole addressed the applicant's representatives stating that the plan appears to maintain the existing screening as much as possible. Anna Rehder answered yes the fence has been shifted out to maintain the existing screening. Gillian Black stated that not all the way to the creek but keeping the field on the flat area, flag shaped lot and the Northwestern part of the array is an existing open field which will have a screening plan used with some of the area requiring that the trees are topped to allow for unobstructed sun. Katy Cashen asked the applicant's representatives that they make sure that any changes to the plan are changed on the website drop box also. Anna Rehder agreed. Stephen King stated that the newly submitted information doesn't help and is useless to him because it doesn't show the difference opposed to what is existing. Stephen King continued that a balloon test would then show where the site would be and would look like from a designated area or areas. Other Board members agreed. Gillian Black stated that he understood the concern especially with a large solar project down the street that is very close to the roadway but this site is much farther away from the roadway. Anna Rehder informed the Board that the photos show the proposed screening after a 5-year growth and visual impacts are a nonissue for a field that is over 1,000 feet away from a roadway. Mr. Black informed the Board that the Northwest field has an upward pitch. Stephen King then stated that this would mean that the panels would also be raised. Anna Rehder answered that the field raises up slightly then levels off and by moving the fencing allows for more screening. Gillian Black informed the Board that the arrays are on tractors moving with the sun. Stephen King asked what types of plantings would be used for the screening. Anna Rehder answered that a mix of deciduous and evergreens and referred to the submitted screening plan. Stephen King asked if there is a maintenance plan that would require the operation that oversees the solar field to maintain, replant, remove, and maintain the screening for as long as the array is active. Gillian Black answered that after the plants are planted it should be a condition of the approval to add a maintenance agreement. Gillian Black continued that once the trees are topped and if not found to be in a healthy condition they will be looked at closer. Stephen King asked at what height are the trees topped. Mr. Black answered trees are topped at 20-feet and will be maintained at that height. Tim Wyman asked if the Board has a vehicle to enforce the screening plan is maintained. Rob Fitzsimmons stated that the maintenance agreement will be added to the Resolution of Approval. Anna Rehder stated that the arrays are only visible from a small opening where the roadway goes through the existing screening. Lisa Bowe stated that she would like to see a closer visual. George Schmitt stated that the visual photo is so far away. Chairman Cole stated that due to the last project on Stottville Rd. this project will be under a more intense review. Gillian Black informed the Board that he has set up public meetings and has sent out mailings to the neighbors to attend an in-person presentation on May 16th at the Claverack Library and another virtual presentation on May 23rd. Jennifer Galotti informed the Board that mailings of the events were mailed to all of the neighbors along Scottville Rd. and to this point have not received any responses for the in-person event and only one response for the virtual event. Stephen King stated that it is safe to say that the panels are just under the topped trees. Gillian Black answered well under. Mr. Black continued that the poles and interconnection with pad will be fed to the Silvernail Welding business via an easement and will have a single roadway access with two equipment pads. Tim Wyman stated that this seems like a lot of trees will be removed or topped and that would be a lot of oxygen that is not produced. Mr. Black answered yes but they will plant wildflowers and other plants that will make up some of the oxygen. Chairman Cole asked who does the foresting of the property. Gillian Black answered that most of the time this is hired out but sometimes the property owner clears the land to use the wood. Tim Wyman asked if the company has any other projects under works in Columbia County at this time. Mr. Black answered no. Mr. Black continued that the SEQRA and archeologist studies are moving

forward. Virginia Ambrose asked if the site will be fully fenced. Mr. Black stated that the array area will be fenced in with a 7 to 8-foot livestock type of fence that consists of pounded posts with wire like you see around orchards. Mr. Black continued that the fencing has been delivered at the Humane Society Rd. project if Board members would like to view the type of fencing. Virginia Ambrose asked if the entire site will be fenced. Anna Rehder answered yes. Rob Fitzsimmons informed Mr. Black and the Board that the Town of Claverack Planning Board has received an unsolicited letter from the Town of Glenn Board Secretary that lists numerous complaints and concerns with a project in their town. Rob Fitzsimmons continued that it sounded like a disconnect between construction company and the Town and that the company didn't maintain the pollinator agreement, and no sheep because the arrays move and would kill the sheep. Gillian Black stated that he is well aware of the letter and can safely say that 95% of the email is misinformation and the only point made that might be a little valid is the trash flying. Mr. Black continued that the company tries its very best to maintain a clean work site but sometimes papers and plastic is blown away but is minimal at best. Mr. Black continued that the Town of Claverack and the Planning Board know about Eden Renewables that they bring in a buyer for projects but they maintain the educational and biodiversity aspects of the project for the life of the solar field and the allegations are not true. Mr. Black continued that the author of the letter is sending it out to towns that have projects but there is some sort of contentious feelings between the town officials in the Town of Glenn but the Town of Glenn Supervisor has no knowledge of the letter. Rob Fitzsimmons informed Mr. Black that he will forward the letter to him. Rob Fitzsimmons continued that there is a lot of scrutiny with this project because the Town is now reviewing another project that was not completed as approved and is very close to this site and it is causing the Town to play catch up. Rob Fitzsimmons continued that the Town of Claverack Town Board recently placed a three-month moratorium on any new large scale solar fields. Gillian Black stated that Eden Renewables always tries to maintain a transparent review and to do a good job. Mr. Black continued that he understands that the neighbors of Stottville Rd. are concerned and that they might receive a letter from another Town complaining but it is largely untrue. George Schmitt stated that he had some minor comments regarding the visual impacts along the access road and around the ravines, SWIPPS, and to make sure that the erosion is controlled. Chairman Cole stated that at a previous meeting some type of berm design was suggested to maintain the erosion. Anna Rehder stated that the site will be completed in phases of 5-acre increments to maintain erosion in check and will also add level spreaders that are 6-inch deem areas filled with gravel to maintain the soils. Tim Wyman asked how all of this information gets communicated to the Building Department, land clearing company about what was approved and then who monitors the project for 2, 3, 5 or more years later. Mr. Black stated that there are weekly meetings with the construction companies and construction is also monitored by SWIPPS. Mr. Black continued that Eden Renewables works on the construction drawings but now what will be built in the end which is between the construction company and the Building Department. Alberta Cox asked where is the oldest project that Eden Renewables has completed and what will it look like in 5 or 10 years. Mr. Black answered that the sites in the United States are fairly new but he could provide some photos of fixed tilt project that are overseas. Mr. Black continued that the company has only been working in the United States for 4 years. George Schmitt asked what monitoring will be in place. Mr. Black stated that there is 24-7 monitoring of the site and the company can tell right away when it is not working properly and the panels are built to withstand 110 mph winds and very large amounts of snow and it is most important that the fields work properly because if not, they are not making energy. Alberta Cox asked what happens to the planned biodiversity and educational components of the project when the company sells to another company and then it continues to be sold. Alberta Cox continued asking who is responsible to make sure that the approved plan is

followed. Mr. Black answered that all systems end up in infrastructure or pension funds and change hands over and over and all approvals are then sent out to bid to own or operate. Mr. Black continued that these projects maintain a stable and predictable return over a 40 year with pensions funds liking the stability to add to more risky investments. Mr. Black continued that the Community Solar projects allow for 1250 homes to join the plan and they are able to all save 10% off of their energy bill. Tim Wyman asked how are the roadways maintained. Mr. Black answered that the access roads are maintained year-round and plowed to be open and the area around the access road is always mowed or sheep are used to graze. Tim Wyman asked if the company offers local sheep farmers the opportunity to allow their sheep to graze these sites. Mr. Black answered that there are several sites in the United Kingdom that use sheep to maintain the grasses but there are lots of sheep in the UK but it might be too expensive to keep trucking in sheep herds for grazing as much as it is needed but it is the intention that sheep are used. Chairman Cole stated that the company never said that their intention was to use sheep to maintain the grasses. Gillian Black responded that mob grazing cost more money to bring in the sheep. Tim Wyman stated that this is a reality in the United Kingdom but not so much here. Mr. Black informed the Board that it would be perfectly safe for sheep to graze since the solar panels rotate very slowly and they have every intention to bring sheep in to graze. Chairman Cole informed the public on Zoom those comments can be sent to the Planning Board secretary 15 days prior to the meeting and they will be forwarded to the Board members and to Mr. Black. Rob Fitzsimmons stated that to also help the public to view the project it needs to be submitted via drobox for the website.

Motion to set public hearing for June 6, 2022 was made by Stephen King with a second from Tim Wyman. All members were in favor. Motion carried.

Meeting will be held in the Library Community room.

NEW APPLICATIONS for 5/2/2022:

Patel, Mehul/Kasselman Solar Site Plan/Special Exception Review: Tax Map #(SBL)121 . 3 . 2 – 64 . 200 and located at 108 Van Wyck Lane. Site Plan and Special Exception for the installation of a tier 2 ground mounted solar array of 12.00kW.

Alex Martin was present for the application. Mr. Martin informed the Board that his client is seeking to install a ground mounted 12kW solar array for his residence on Van Wyck Lane. Mr. Martin submitted photos of the property showing an existing tree line that will hide the array from the neighboring properties. Stephen King asked Mr. Martin that the plan shows for a 5-foot by 6-foot array. Mr. Martin answered that this changed with an additional 5 panels to be added to the original. Chairman Cole informed the applicant's representative that the plan shows a disconnect at the house only but the Town code requires a disconnect at the array as well. Mr. Martin will have this corrected and shown on the plans. Chairman Cole asked if the array will have fixed or rotating panels. Mr. Martin answered fixed panels with no movement facing to the Southwest to be in line with the property line. George Schmitt asked how would the Board know that the property line is at the 20-foot setback as required. George Schmitt continued that a NYS licensed engineer needs to note on the drawing the exact location of the 20-foot by staking the property and placing a note on the drawing. Chairman Cole polled the Board members. Tim Wyman stated it is a good spot, Stephen King requested that the second disconnect at the array needs to be added, Lisa Bowe requested that the boundaries be flagged by a licensed engineer and marked on the drawing, Virginia Ambrose, Alberta Cox, George Schmitt and Rob Fitzsimmons had no further requests or questions.

Motion to set for public hearing on June 6, 2022 was made by Stephen King with a second from Lisa Bowe. All members were in favor. Motion carried.

NEW BUSINESS:

Stephen King asked if the Town Board would be making any amendments to the Large Scale Solar Law and suggested that a stipulation be added that puts the companies on notice that the project will be monitored 3-5 years out. Stephen King continued that the Town should have something in writing that allows for continued review of solar fields for the future.

Chairman Cole informed the Board that the Town Board has given the go ahead to hire a Zoning Officer that will work with the Building Department to visit sites for zoning issues.

Motion to adjourn was made by Stephen King with a second from Virginia Ambrose. All members were in favor. Motion carried. Meeting adjourned at 9:55 PM.

**Respectfully submitted,
Jodi Keyser, Secretary**