

**Town of Stuyvesant
Planning Board Meeting
May 23, 2022**

Members in Attendance

Tim Hotaling, Chairman
Joe Belline
Diane Fingar
Howard Gibbons
Harold Leiser
Kathryn Schneider
Tal Rappleyea, Esq.
Tana Williams, Secretary

Not in Attendance

Gale Bury

**Application Workshop for East Light Partners (ELP) Stuyvesant Solar LLC
proposing a 20 Megawatt Solar Farm on Schoolhouse Road**

Appearing for the Applicant:
Jamie Fordice

Chairman Tim Hotaling called the meeting to order at 7:00pm and opened the meeting with the Pledge of Allegiance.

Chairman Hotaling reported that a \$500 check had been received with the Site Plan Application. It was determined that \$100 would be used for the application fee and the remaining \$400 would be applied to an Escrow Account for the proposed project. Tal Rappleyea added that an Escrow Agreement would be drafted and suggested that the Account be funded with a balance of \$5000. The Account will be used to pay for legal and engineering fees associated with the project.

Chairman Hotaling briefly reviewed the Site Plan Application and introduced Jamie Fordice from ELP. He asked the audience to allow the presentation to be completed without interruption.

Mr. Fordice thanked Chairman Hotaling. He opened with a brief introduction of himself and his company. He discussed solar projects and the differences between the sizes. This is proposed to be a 20 megawatt project and will take up approximately 100 acres of the 200 acre parcel. He further explained that this size project is considered “small scale”.

Mr. Fordice reviewed the details of the application and asked the Board if there were any questions.

Questions from the Board: *(replied in italics)*

Tim Hotaling – Which of the parcels will be deforested 17%? He asked if the 72 acre parcel will be affected in one way and the smaller parcel won't be affected at all.

The reply was an affirmation.

Diane Fingar – Have you calculated how much land will be cleared for this?

Roughly 17 acres of the 280

Tim Hotaling – How do you propose connecting the 56 acre parcel to the 172 acre parcel?

- *Easement granted from Patrick Harris, his property has a conservation easement on it;*
- *Town's right-of-way through the property*

Tim Hotaling – will the connection be under ground?

Yes

Chairman Hotaling said the company will need additional permits to put the connections underground and will need permission to go into the Conservation Easement. Mr. Fordice explained that they will work with the Stuyvesant Highway Department to determine what would be required. If not allowed, another route would be taken. Mr. Fordice further explained that many options are being explored. Tal Rappleyea explained that if they want to use the Town Road they will need to begin with the Town Board.

Tim Hotaling – How will the project be connected to the power grid?

Mr. Fordice presented maps showing substations

Tim Hotaling -- Who or what company will be allowing the connection?

Connection will be to the Transco power lines and it will involve State grid operator NYISO.

Tal Rappleyea advised the Mr. Fordice that the Board will need to see copies of the agreements for these connections.

Kathryn Schneider – Are you aware of natural resources for Stuyvesant? Shows scenic resources and specifics about the easement. Notates state endangered species of owls. Not reflected in the application.

A jurisdictional inquiry to the DEC and they filled out the form & this is what we received back.

Kathryn Schneider – With respect to a letter from the DEC regarding federally regulated wetlands & culture resources / archaeological & historical sites on the property – Will the applicant pursue those leads?

That they are. This will be the basis process with state regulated wetland.

Tim Hotaling – Is there is there a reference locally of how these panels look?

There are similar projects, one being Flanders; he commented that this project is 4 times the size of the one in Greenport/Hudson.

Mr. Fordice further explained that the bulk of panels are in the interior to site and not viewable from the road. This area on Schoolhouse Road allowed for 100ft setback some will be visible from the road, the company tried to address through vegetative screening. Mr. Fordice offered to meet at the site if anyone would like to see it for further clarification.

Tim Hotaling -- How many panels will be able to be seen from the road?

While there is not a specific number of panels at this time, it would be approximately 15 acres.

Tal Rappleyea – Asked about security and specifics regarding fences, interior roads and access, information and training, equipment, and the local fire companies.

They will work with the local fire companies regarding emergency response and their need for emergency access. There is a plan for a 7' fence with an access gate that will be locked. There will not be security cameras unless the local authorities have specific concerns. The fence will be pressure treated wood posts with mesh.

Kathy Schneider commented that the fence needs to be 7ft high but not to the ground, to allow for wildlife to move through the land.

Harold Leiser -- Regarding the plan to rent out for sheep grazing - how do you charge for that?

We have a proposal from AGRACULTAIC Solutions. The proposal will be provided to the Board at the next meeting with their grazing plan. There are no details on the number of sheep but they are estimating 2-3 grazings per season.

Tal Rappleyea – Please explain what a “SWPPP” is.

Stormwater Pollution Prevention Plan, and explained would implement this into the build. Describes that they are minimal, but that they are permanent for the life of this project.

Chairman Hotaling explained that discussions will be held with the Engineer regarding technical questions from the Board. Tal Rappleyea explained that the whole project will be reviewed by the Engineer.

Letters with questions from the public are attached to the application and are viewable in the ELP file.

With no further questions from the Board, Tal Rappleyea advised that the Board declare themselves the lead agency for the purpose of the SEQR review. He further advised that the Board should direct either himself or the Secretary to do the circulation.

A motion was made by Tim Hotaling to name the Planning Board as the Lead Agency for the purpose of the SEQR Review and to direct Tal Rappleyea and/or the Board Secretary to complete the circulation. The motion was seconded by Joe Belline and the motion was carried by unanimous vote.

Tal Rappleyea advised the Board to commence the review as soon as possible. The Town Engineer will be reviewing the application.

With no further business before the Board a motion to adjourn was made by Joe Belline. The motion was seconded by Howard Gibbons and was carried by unanimous vote. The meeting adjourned at 8:07pm

Minutes recorded by Tana Williams,
Secretary to the Board

Transcribed by Melissa Naegeli, Town Clerk