

**PLANNING BOARD MEETING- MARCH 18, 2019
CALLED TO ORDER BY: CHAIRWOMAN DENISE MAYRER AT 7:00 p.m.**

PRESENT

**Denise Mayrer, Chairwoman
Wayne Johnson
John LaVoie
Lawrence D'Angelo
Andrew Aubin
James Shaughnessy
Nadine Fuda, Director
Attorney Craig Crist, Esq.
Richard Laberge, Planning Board Engineer
Melissa Knights, assistant to Director
Martha Reed, Building Dept. Secretary**

MEMBERS ABSENT

**Nadine Fuda, Director of the
Planning Board**

APPROVAL OF MINUTES — MARCH 4, 2019

Johnson moved, LaVoie seconded that the minutes be approved as amended.

4 Ayes. 0 Noes. Motion carried.

Ayes: D'Angelo, Johnson, LaVoie, Shaughnessy

Absent: from March 4, 2019 mtg : Mayrer, Aubin

Public Comment

Resident from Lape Road stated the proposed Goulet Trucking operation is on three sides of their property and wanted to know what they have planned for the land besides the trucking operation.

Resident from Lape Road stated received a flyer in the mail on the 38 acres in the RA zone bought by Goulet trucking which is behind the current HC zone the plan to put their business on and stated this is not for business it is residential and is worried on his quality of life and exposure to the business.

Resident from Irish Hill Road stated she is chemist and has worked in the pharmaceutical research industry and from Goulet's website it stated they are hauling hazard waste materials so what about the residue left on the trucks that they wash on site.

Resident from Lape Road they are concerned about the hazardous material and the runoff and what legal process is in place to make sure we are all good neighbors.

Resident from Woodward Road stated she is concerned about the hazard waste being washed out of the trucks into our water. And more trucks on the road.

Resident from Lape Road stated she agrees with all her neighbors concerns with well water she is right across from this site.

Resident from Woodard Road stated the company will not bring in jobs there is not upside to this business coming onto Rt.9

**Melissa Knights read the hearing notice(s) as published in the Troy Record:
Elmbrook Solar Farm published March 9, 2019
Chairman Mayrer directed the affidavit(s) of publication be made part of the hearing
record(s).**

Public Hearing Opened at 7:17 p.m.

Public Hearing Closed at 8:03 p.m.

PUBLIC HEARING

Elmbrook Solar Farm

2018-41/RA/188.-6-15

Brookview Road.

Proposed - Utility Solar

Travis Mitchell, Environmental Design Partnership and Giovanni Maruca applicant were present for this meeting.

Mr. Maruca explained about the site and the environmental aspects of the project such as incorporating bees, and wildflowers for the bees to pollinate, bird houses and using sheep to do the mowing inside the fenced in area to keep the area around the solar grids clean and accessible.

Mr. Mitchell stated this is on a 160 acre parcel, frontage on Brookview Road, they are fully in the RA zone which permits utility solar with site plan and planned development process, on his power point presentation he pointed out the access road, the solar farm overlay on the existing field, the 200 foot buffer to adjacent property lines, the 8 foot high fence surrounding the solar operations, showed the location of the CCTV cameras that will be the farms monitoring system, they are using 8 1/2 foot high tracker panels that move with the sun location, they are a 1000 feet off of Brookview road, they placed balloons 8 foot high on the site to get a realistic image of the solar panel and the view from different points on the property, discussed the areas for added plantings ,

Resident spoke in favor of the project and wanted more to be presented this way.

Resident asked if the solar panels green or black.

Mr. Mitchell stated they are a dark blue almost black.

Resident asked if they were planning on using local contractors to do the site work

Mr. Maruca stated yes, their goal in all locations is to use local contractors.

Resident asked about the power connection to the grid, is that going to be visible he heard about a building being built on the site that was 30 feet high.

Mr. Mitchell stated there are no buildings; the power will come in with the standard National Grid utility connection with 3 to 4 poles and the existing line at the front of the property.

Mr. Laberge asked for clarification on the storage area.

Mr. Maruca stated they will be putting a storage container on the property inside the fence for spare parts for the solar farm.

Mr. Laberge stated the storage container is 8 1/2 feet high and 18 feet long.

Resident stated he lives at Crimson Court and he is worried about the noise from the transformers, his view and the loss of wild life in his area.

Mr. Maruca stated the decibel level from the transformers (he showed on the map the locations of the transformers) they operate at 78 decibels, which the quiet country side is 30 decibels but it dissipates every 10 feet so by the time it gets to the border it is below country level, and it only runs during the day when the sun is out.

Resident stated he farms the land in front of the planned solar farm and is looking to keep access to the property and limit the trees. He asked that the board take in account the neighbors.

Resident asked if there would be battery storage on the property, maintenance of the panels such as power washing, and what about mowing.

Mr. Maruca stated yes. They have an application in with National Grid and they approved the battery storage. The rain and snow keep the panels really clean but if it is a dry summer then yes they would power wash, but they use just water. And as for mowing they will be using sheep. They sheep come do their thing and the farmer takes them away.

Mr. Aubin asked about the new entrance off of Brookview Road and there is an existing farm entrance south of that, why are you not using that for access. Also you noted National Grid will need 3 if not 4 poles off of the main line of distribution, he request the poles be further off the main road and would like to see a visual representation of that as well

Mr. Maruca stated what they are using is also existing access. They are not creating a new entrance. He will make sure the poles are located on the next set of plans.

Mr. Laberge stated he needs to see the information on the batteries

Mr. Maruca stated there will be 10 ion batteries and they have a life span of 10 to 12 years.

Mr. Laberge stated they are working on his engineering letter dated February 26, 2016 (see below)

All agree to send back to engineering

PUBLIC HEARING

**Melissa Knights read the hearing notice(s) as published in the Troy Record:
Sue Goold Miller published March 9, 2019
Chairman Mayrer directed the affidavit(s) of publication be made part of the hearing
record(s).**

Public Hearing Opened at 8:07 p.m.

Public Hearing Closed at 8:08 p.m.

Sue Goold Miller 2019-4/RA/199.-3-53
Brookview Station Rd.
Proposed - 3 Lot Sub

Ray Smith, Surveysmith was present for this meeting.

Resident asked if the new owners of the orchard will continue to sell off lots. So some part of the orchard will be retained by the previous owners.

Chairwoman stated the orchard was apple farm way purchased another orchard and will continue to work the apple farm. And yes the previous owner will still live on the farm.

Mr. Smith stated this is the remaining lands or of the Millers.

Mr. Johnson stated they had gone over this map at a previous meeting and everything met the requirements so there is no reason to comment tonight

SUBDIVISION

Shaughnessy moved, D'Angelo seconded that the Planning Board be **LEAD AGENCY**.

6 Ayes. 0 Noes . Motion carried.

Ayes: Aubin, D'Angelo, Johnson, LaVoie, Mayrer, Shaughnessy

Oppose: None

LaVoie moved, Aubin seconded a **NEGATIVE DECLARATION**.

6 Ayes 0 Noes. Motion carried.

Ayes: Aubin, D'Angelo, Johnson, LaVoie, Mayrer, Shaughnessy

Oppose: None

LaVoie moved, Aubin seconded that the following resolution be adopted:

WHEREAS, a formal application was submitted to the Planning Board on: February 26, 2019, for approval of a 3-lot subdivision entitled, "Sue Goold Miller", map prepared by: Surveysmith , dated "January 3, 2019", and

WHEREAS, a public hearing was held on the subdivision application and plat at the Schodack Town Hall on March 18, 2019 at 7:00 p.m., and

WHEREAS, the requirement of the subdivision regulations of the Town of Schodack have been met by said subdivision plat and application;

NOW, THEREFORE, BE IT RESOLVED, that the application of Sue Goold Miller be **APPROVED CONTINGENT UPON** submission of final maps, payment of fees and before building permits can be issued, permits to construct well and septic must be obtained from the Rensselaer County Health Department.

6 Ayes. 0 Noes. Motion carried.

Ayes: Aubin, D'Angelo, Johnson, LaVoie, Mayrer, Shaughnessy

Oppose: None

Lot Line

Thomas Swahlen

2019-6/RA/178.-7-1 & 178.-8-11.111

Reno Road

Proposed - Lot Line Adj.

Thomas Swahlen, applicant was present for this meeting.

Mr. Swahlen stated he purchased a small piece of land from Ello Micheli and is adding it to his existing lot.

Mr. Johnson stated the area for the Albany Land Development it shows the previous lot size was 32.936 acres it needs to go down in numbers by 0.41 of an acer. And the property being transferred is adjacent to the map parcel 11.2 which is 38 acres, it this triangle being added to that parcel. Or is it being added to the parcel across the street which is what is showing.

Mr. Swahlen stated it was part of the property across the street it will now be part of my land next to it.

Mr. Smith his surveyor stated the new piece of property 0.41 of an acre is being added to tax map number 11.2 which is also part of the lot across the street. He will adjust the map to reflect the correct tax map numbers for the signing.

LOT LINE ADJUSTMENT

LaVoie moved, D'Angelo seconded that the lot-line adjustment be accepted and approved. A public hearing is not required. The property will be conveyed to the adjacent landowner and become part of that existing parcel.

6 Ayes. 0 Noes. Motion carried.

Ayes: Aubin, D'Angelo, Johnson, LaVoie, Mayrer, Shaughnessy

Oppose: None

Lot Line

Strevell / Childrose #2

2019-8/RA/177.-12-2.211

2591 & 2601 Phillips Road

Proposed - Lot Line Adj.

Fred Metzger, Land Surveyor was present for this meeting.

Mr. Metzger stated this is a revised lot line adjustment from what was approved last month. The existing lean to for the horses has been moved onto the farm lot, and is no longer an issue. The difference being instead of an equal swap of property the Childrose lot will be conveying a portion of the front to Strevell to clear the metal barn will still continue but the triangle porting in the back will not be done.

Mr. Johnson stated the area for Strevell should be 105.6312.

Mr. Metzger stated correct the current map has been updated.

LOT LINE ADJUSTMENT

Johnson moved, Aubin seconded that the lot-line adjustment be accepted and approved. A public hearing is not required. The property will be conveyed to the adjacent landowner and become part of that existing parcel.

6 Ayes. 0 Noes. Motion carried.

Ayes: Aubin, D'Angelo, Johnson, LaVoie, Mayrer, Shaughnessy

Oppose: None

Site Plan /Special Permit

Goulet Trucking Corporate Center

2018-48/HC,LB,RA/210.-7-23.11

US 9 and Lape Road

Proposed - Corporate Center

Steve Harrison, Bergman Associates, Jeff Goulet, applicant was present for this meeting.

Mr. Laberge stated they have developed a set of preliminary plans which he has reviewed and resulted in a letter dated March 5, 2019 (see below), many of the comments are related to storm water, the applicant has yet to respond the letter.

Mr. Harrison stated they are looking to move their existing trucking business from Rt. 20 to the new location on the corner of Rt. 9 and Lape Road. The property they are looking to develop is in the HC (highway commercial) and LB (local business) zone, in the rear of the site is RA (Residential agricultural) which will not be used for the proposed business. The lot is currently vacant and is about 51 acres. There will be 2 access points from Rt9. They are proposing a 20,000 square foot building, it will contain a wash bay and lighter maintenance bays, for phase 1 there are 45 truck spaces and for phase 2 in the back of the property will be another 55 employee parking spaces, Green space will be throughout as well and the 32 acres in the back of the property. Landscaping trees along Rt9 as well as the north border but the largest landscaping will be done along Lape road with a berm and plantings on top to add a visual buffer onto Lape Road. Water will be pulling from the west side of Rt. 9 they are planning to tap into the 12 inch main and run it under Rt.9 to the site. They will have a septic. And final they will have onsite fueling station.

He addressed some of the public comments from the beginning of the meeting.

47 Lape Road wanted to know how close the business was going to be to her property. The distance from the edge of the area of clearing is 120 feet of wood to the property line and 200 feet from edge of pavement.

Resident ask for the distance from their property line to the construction parking, Mr. Harrison showed her the map and stated that at the end of phase 2 there will be 300 feet of woods between her and the truck parking.

Mr. Harrison talked about the hauling of hazardous waste material which they haul in accordance with DEC regulations. The trucks are fully lined with a poly liner that is left at the dump sited along with the material. As far as washing in the wash bay they are only washing the exterior of the trucks not the interior. The water is recycled for reuse.

Chairperson Mayrer stated the material that they're hauling is contaminated soils and they are being taken where.

Mr. Goulet stated they are delivered and left at special facilities that can accept them. Such as Michigan, there use to go to the one in Model City NY, they handle it and treat the soils there. Some are treatment facilities and some are just landfills. He answered the question about the tarp cover touching the material, and the answer to that is No. the trucks are able to haul 60 to 65 cubic yards capacity and average they are caring anywhere from 16 to 21 cubic yards of material so the tarp cover does not touch the material.

Mr. Aubin stated you couldn't possibly haul a full trailer it would be overweight.

Mr. Goulet stated correct.

Site Plan /Special Permit

TJA Clean Energy

2019-3 /R-40/209.-8-1

13 Paul Road

Proposed - Utility Solar

Mike Fracteschi, C&S Engineers, Inc. was present for this meeting.

Mr. Fracteschi stated TJA Clean Energy based out of Massachusetts and have done 60 megawatts of development in Massachusetts and Connecticut plus several projects in New York as well, the proposed site will be a 5 megawatt community solar at 13 Paul Road, they are planning to keep as much of the wooded area and only clearing for the solar array. The access road way will be grass lined and will be used for maintenance of the site. The connection point as at the North end, currently National Grid only has single phase power but they have 3 phase power up the street and are looking to extend it to their site. They will have 6 poles with National Grids required equipment. And a concrete pad for the transformer. They are looking to stay completely out of the wet lands.

Mr. D'Angelo asked instead of putting in 6 poles is there any way to just put one disconnect on the ground

Mr. Fracteschi stated National Grid requires their equipment pole mounted.

Mr. Johnson stated the panels are shown to be adjacent to the wetlands, that area is covered with trees, how do you get sun to those panels.

Mr. Fracteschi stated within the Army Corp wet lands they are able to cut the trees but not stump them.

Mr. Johnson asked if fencing will be in the wetlands as well.

Mr. Fracteschi stated they will make sure fencing will stay out of the wetlands.

All agree to come send this to engineering.

Site Plan /Special Permit

Empire State Plumbing

2019-9/HC/211.-1-9

3725 US 20

Proposed - office warehouse (old Thoma Tire)

Tom Darling, Applicant was present for this meeting.

Mr. Darling stated he is the owner of Empire State Plumbing and is looking to move his business into the old Thoma Tire store/shop.

Chairperson Mayrer asked how many trucks do they have, and how many employees do they have on site.

Mr. Darling stated they have 4 trucks currently but would like 2 more on the road by the end of the year. There are a total of 7 employees counting his wife and himself. But on site during the day there will be only his wife and maybe someone else.

Mr. Johnson asked it this is a lease or is he purchasing the site.

Mr. Darling stated at this time he is leasing with a 2 year option because the new survey cuts off 90% of the parking lot. That property is owned by another gentleman who lives in Rensselaer and Mr. Thoma is working with his attorney to purchase the rest of the lot.

Mr. Johnson asked if he was also leasing the house that is attached.

Mr. Darling stated yes the entire site.

Mr. Shaughnessy asked if there any modifications needed to the building.

Mr. Darling stated not at this point.

CHANGE IN TENANCY

D'Angelo moved, Aubin seconded APPROVAL of a change in tenancy at "3725 US 20"

6 Ayes. 0 Noes. Motion carried.

Ayes: Aubin, D'Angelo, Johnson, LaVoie, Mayrer, Shaughnessy

Oppose: None

Site Plan /Special Permit

Kasselman Solar, LLC

2019-7/RA/220.-3-5.12

6 Graw Road

Proposed - Ground Mount Solar

Scott Stevens, Kasselman Solar was present for this meeting.

Mr. Stevens stated he is representing Mr. Earl Simpson Jr. to install a ground mount solar on his property. It will be in the rear of the property and not visible to surrounding properties. There will be 20 solar modules set in a 4 x 5 configuration which equals 13 feet in height and 33 feet in length 222.7 square feet in total.

Mr. Aubin stated the last ground mount solar project was not put where it was supposed to.

Mr. Laberge stated he has had a conversation with Mrs. Fuda and suggest on condition of approval we get a foundation location submitted.

Mr. Stevens stated there will be 6 concrete footers and they will do a preconstruction meeting on site to make sure they are in the correct location is needed.

All agree to a public hearing for April 15, 2019

MEMBER DISCUSSION

None

ADJOURN

Aubin moved, LaVoie seconded that the Planning Board meeting be adjourned. There being no objections, Chairwoman Mayrer adjourned the meeting at 9:15 p.m.

Respectfully submitted,
Nadine Fuda
Director of Planning & Zoning