



TOWN OF CAIRO PLANNING BOARD

PO Box 728, Cairo, NY 12413

Chairman-Joe Hasenkopf

Email: planning@townofcairo.com

Meeting Minutes: July 5, 2018

Members Present: Joe Hasenkopf, Allen Veverka, Ed Forrester, Elizabeth Hansen, Kevin Hicks and Stacey Poulsen

Absent:

Pledge of Allegiance

Approval of Meeting Minutes for June 7, 2018

The first order of business was to review and approve the June 7, 2018, meeting minutes. A motion was made to approve the minutes by Elizabeth, seconded by Kevin, all were in favor, the motion passed and the minutes were approved for the record.

Business:

1) 2018-0304 - Petulla – 25 Bowery Creek Road

Mr. Petulla presented before the PB with plans for his building project. Basically, he wants to build a family apartment structure over a well. There is an existing building/house. The old well will be removed and a new well will be built in. Joe asked if he had submitted a site plan to Robert Fritze, he replied that he had, and he had received a letter of approval from him. There is an existing garage that was built many years ago. Mr. Petulla said he is building a one-story house (32 x 64) which is approximately 1900 square feet. The blacktop is for parking.

Discussion turned to the drawings showing the existing septic tank. Mr. Petulla brought a rough sketch but will have a professional one done once he gets approved. Joe informed him that he can't give an approval until the PB sees the actual drawings. There was additional discussion about the distance of his well-being at least 100 feet away from any septic system. Mr. Petulla said the building inspector should have a sewer plan on file, and he will see if he can obtain it. Chairman said because you are moving well closer to the existing house, it could be within 100 feet, that's why we need to see it on the drawings.

The Chairman asked him if we should set it for public hearing for next month. He indicated that he would like to plan for August, and if there's a problem getting the drawings done in time, he will call us. Mr. Petulla provided a \$30 check for the public hearing notice, along with a \$200 check for the site plan application. The Chairman instructed Mr. Petulla to go to the town website and download a SEQR form which is required for every project.

Additional discussions of how far away his well will be from the other neighbors' sewer systems. Mr. Petulla insisted that his neighbor's house is at least 300 feet from his lot. Because his well will be right on the property line, they must see the neighbor's septic systems on the drawings to ensure that the well is far enough away.

2) 2018-0101 – Grandview Solar – Cypress Creek Renewables – 743-775 Main Street – Preliminary Site Plan Review

John Reagan with Cypress Creek appeared with his consultant Kevin Frank. Mr. Reagan indicated that they had made minor changes to the site plan and completed the visual impact study based upon our discussion last month. Kevin said during last month's meeting, basically here's where we think we might be able to see the panels from and the PB said let's see what can be seen from these locations: 1) Frontage of property on Main Street; 2) Eastbound approach from Main Street; 3) from the highest point in town park; 4) Monti Drive and 5) Monti Court (hairpin turn). The one view that is actually affected is off of Monti Drive. If you are on Monti Drive, there's a hairpin turn on the drive, looking basically northeast. What you are seeing is the entrance drive, gate, fence and a couple of telephone poles. Stacey asked if there was a house across the street from this? No. So no one looking out their front door would see this gate. There was some discussion of the panels being 12 feet max -- even with the leaves off the trees the topography and vegetation block the view. Also, there are easily 40-foot tall trees bordering the lot.

Chairman indicated that the PB got a couple of estimates for an engineering review and they would go with Kaaterskill Associates - came out at \$2800. Joe said that Santo would do it for \$6-9k. There was a comment made in jest by Mr. Frank that "anybody but Kaaterskill." This raised concern by one of the PB members with regard to impropriety. The PB took a vote and the majority was in favor of having Kaaterskill do engineering review.

Chairman asked if anyone had any questions on visual assessment, Allen said that they show the fence, but don't show anything with the actual panels there. Can we get artist's rendering showing the panels there? The panels will be blocked by vegetation -- so Mr. Frank indicated that he can provide PB with a 3-dimensional visual of the panels and the vegetation that remains. Monti drive curves, and the view will be from the hairpin turn on the road. The reasoning for the artists' renderings would be with regard to the public hearing -- the current examples don't show any panels. If a year from now somebody drives up there and sees the panels, and they come back and say you guys said we would not see the panels the PB would be in trouble. Therefore, the PB is looking for an artist's rendering of the panels. They will build a three-dimensional view which they call a wire frame.

The Chairman asked if we determined if they were putting a bridge over the wetland areas. If we need to obtain a permit, we would obtain a permit prior to construction. There is a stream which would probably require a bridge. Mr. Frank said they have two locations and will indicate to the PB whether or

not a permit is required. Mr. Reagan said typically it is a nationwide permit, if we do need a permit we would have to get prior to the construction.

The Chairman said when you send this to DEC, he was pretty sure they will say these are wetlands and will require a bridge or culvert or filling it with gravel or what the plan is.

Mr. Reagan was asking about the PB request to put a fence around the inverters. Joe said the last company called it “the Cairo fence,” and explained the thought process behind it. The PB wants a fence all the way to the ground, so a toddler or anyone wouldn’t just be able to wander into the area. These enclosures are designed to prevent that. Mr. Reagan said that the fence can be done, but probably would have to be farther away from the unit than you are visualizing...maybe 50-feet around it to enable engineers to have adequate access with a lot of clearance around any equipment. Cypress Creek agreed to a 6-foot fence all the way to the ground. There are 3 inverters in this project - each one sends the power up to the pole. The electric is underground up until it jumps up onto the poles. With regard to signage, the project will have signs every hundred feet along the fencing with emergency information and warnings, an example was provided. Landscaping plan was touched on. There will be plantings along road.

Chairman asked if they had addressed the percentage of coverage of solar panels vs. leased lands. Mr. Reagan said the calculation was based on entire lot, not the leased area. Joe said that the PB position is, unless you are leasing the entire lot, it should be based on the lot size you are leasing. In theory the owner of the property could lease the rest of the property to someone else. It’s likely that the exact acreage being leased isn’t exactly known at this time. Lease is based on what requirements are placed on the company by the town. The maximum panel coverage is only supposed to be 50% of the leased acreage of the impervious area which is 25. Impervious area to his definition includes how much of the land will be covered by the actual panels and equipment.

The Chairman asked if they had confirmation from Central Hudson – Yes, we included the executive summary of the interconnection study that was conducted by Central Hudson which basically concludes that the system can handle our generation. The Chairman further inquired if they have to pay for upgrades? The answer was yes, there will be interconnection costs that they have to pay.

Chairman said they will need Proof of insurance prior to getting your building permit. Proof of ongoing activity - every year you have to send a letter saying still operational. Will have to go over the decommissioning which we will do after matter of setting a bond.

Chairman indicated that we can set them up for a public hearing for next month. Mr. Frank said he may bring laptop or bring small screen to show PowerPoint presentation during the public hearing scheduled for August. The public hearing will remain open until the Chairman hears back from all those entities that Cypress Creek will be emailing. Referring this to the County planning board, who will review and see if it fits in with the County and all that. Assuming the other addresses you are circulating for the agency too. There was a question about when SEQR would be performed, and the Chairman indicated that he does SEQR after the PB closes the public hearing. Joe also asked them to start the PILOT process prior to getting your approval.

Mr. Reagan and Mr. Frank departed, saying they would see us next month.

Other Business

The Chairman said he had one other thing to discuss – the proposed law handed out to everyone. He asked if anyone had any comments they would like convey to the Town Board, any thoughts? Discussion turned to limiting the size of solar farms in Cairo over 20 MW. Our suggestion to the Town Board will be don't have a regulation on acreage, but rather megawatts. In addition, no solar array will exceed 20 MW and nothing within 2 miles of the sewer and water district.

Chairman asked if there were any thoughts of pollinator plants and vegetation?

Discussion also regarding the provision on keeping downtown, first floor commercial sunset provision in December of 2021.

A motion to adjourn the meeting was made by Allen, seconded by Liz and the meeting was adjourned.

Respectfully submitted, *Diane*
Diane M. Newkirk ~ Planning Board Secretary