

March 7, 2023

PINE PLAINS PLANNING BOARD WORKSHOP MINUTES
Wednesday March 1st, 2023
7:00 PM
In Person and Zoom

IN PERSON ATTENDANCE: Michael Stabile, Chairman
Al Blackburn
Scott Cavey, Alternate
Dick Hermans
Helene Marsh, Alternate
Kate Osofsky
Steve Patterson

ZOOM ATTENDANCE:
(Members attending via Zoom do not count towards the quorum or voting.)

ABSENT: Ethan DiMaria
Vikki Soracco

ALSO PRESENT: Sarah Jones, Town Board Liaison
Taylor Young, BFJ Planning, via Zoom
Two Members of the Public, in person

Chairman Stabile opened the meeting at 7:00 pm.

Carson-Power, LLC: The board wanted to meet to determine the list of issues associated with the application from Carson-Power to be able to make the SEQR determination.

Stabile asked Young for the SEQR framework that the board should be looking at to make their determination.

Taylor explained the process of the EAF.

The board and Young then went through each section of the Part II EAF that would pertain to this application.

The board made notes with Taylor on the EAF Part II in sections they had questions about and/or did not agree with the applicant's answer on their EAF submitted.

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Stabile asked if there was anything brought up at the public hearing that was not included in the EAF discussion. Stabile mentioned property values. It was determined that would be part of the overall determination and not included in SEQR.

Marsh mentioned the decommissioning plan being inadequate and insufficiently funded. Marsh also mentioned the O&M plan lacking details. Marsh also mentioned having a construction bond in place, should construction not be completed. Stabile said there would be a construction bond.

Osofsky said she was interested in learning about the disposal of the panels.

Marsh asked what happens if the project is fully subscribed - would Central Hudson then prevent a resident from installing solar on their roof and receiving the cost benefits from Central Hudson?

Stabile mentioned the concern over construction traffic raised.

Stabile said they need to discuss with Warren Replansky, town council, what the applicant's due diligence is regarding financials.

Stabile mentioned the concern over electromagnetic radiation.

Patterson mentioned the concern over who is manufacturing the panels. Stabile said that is not in the purview of the planning board, but that it is a valid concern.

Taylor said traffic impact is in SEQR, but that the construction traffic would be a temporary concern and a small impact.

Marsh said she wanted to talk about the chipping of the trees and if that was really the best approach. Marsh said it would be dependent on what types of trees are being cut down. Marsh said she saw some very large oaks on the site and feels it is wasteful to chip them and also carbon intensive. Osofsky said if the wood is sold then it becomes foresting and involves a logging permit. The board wondered if the applicant could donate the wood to avoid this.

Stabile asked Young if the fire risk concern goes into SEQR. Young said it may fall under "human health". Stabile said the applicant's response has been that there are no batteries on site and that is usually what can cause a fire. Osofsky said

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the board could asked applicant if they have any sort of fire detection system. Stabile said the applicant has said the site is constantly monitored and would pick up on any anomaly.

Marsh asked which agency actually approves the installation, i.e. an inspection protocol for the installation. Stabile said normally there is an electrical inspector.

Marsh asked about the expected life of the construction period. The board thought it was six months.

The board reviewed the chart given by the applicant regarding other solar projects in the Hudson Valley.

The board would like the applicant to supply a map showing where the topography would be changed. Marsh said this would be part of SEQR.

Marsh said someone brought up an EIS being done and what would be the process for this. Stabile said that would happen if a positive declaration was determined.

Jones said she thought the board should know how much grading of parcels will be done and what will be done to preserve it for future agriculture.

Hermans said he would like to know if the two power converters on the middle of the site generate any heat or noise.

Stabile then reviewed pictures sent in by a concerned nearby property owner Ed Bona of 389 Skunks Misery Road. They then reviewed the area on Google Maps.

The board then reviewed the visual impact study document sent by the applicant.

Marsh asked if there was a way to visually show it on the site physically the height of the panels, instead of the diagram, i.e. story poles. Stabile said he agrees, but cooperation would be needed from property owners.

The board then looked at the Google Maps document sent by the applicant showing a pin of each property owner who sent in a comment regarding the project.

Meeting adjourned at 9:47 pm.

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Respectfully submitted by:

Tricia Devine

Michael Stabile