

**TOWN OF STANFORD
PLANNING BOARD MEETING
MINUTES FOR NOVEMBER 20, 2019**

*Approved
5/27/20*

PRESENT: James Fouts, Thomas Angell, John VanLeuven and Chris Flynn

ABSENT: John Royall

Thomas Angell called the meeting to order at 7:30 PM

HEARINGS:

ELPS STANFORD SOLAR LLC / SPECIAL USE PERMIT / SITE PLAN APPROVAL / WENDY DE WOLF

This is a continuation of the Public Hearing from the October 30, 2019 meeting. Thomas Angell asked Wendy De Wolf to provide an overview of the project.

Wendy De Wolf presented the following overview: The proposal is to have a 5-megawatt community solar facility. The project is located at 6060 Route 82, Stanfordville, NY 12581. The solar panels will not be visible from the neighbor's residences. The citizens of Stanford will be able to subscribe to the project and will receive a discount on their Central Hudson bill.

Thomas Angell asked if any one present had any questions for the presenter.

CLARE COPLEY

85 E. Hunns Lake Road
Stanfordville, NY 12581

Who can sign up for the Stanford Community Solar program?

Wendy De Wolf

Anyone who is in the Central Hudson territory can subscribe to the service. This service is regulated by New York State Law. The subscription is filled on a first come first served basis.

ELIZABETH COPELL

81 Sisters Hill Road
Stanfordville, NY 12581

How close will it be to our property?

Wendy De Wolf

Your property is more than 1000 feet from the property to be developed. The mine is being reclaimed as part of the project.

MAYRON LAYTON
6 Hunns Lake Road
Stanfordville, NY 12601

Is there a plan for screening along the east side of the property? This is an area which was recently reclaimed and does not have vegetation or large growth

Wendy De Wolf

We will look at that part of the site and add screening to that part of the location.

Mayron

Will this be a complete reclamation of the mine?

Wendy De Wolf

Yes

Mayron

What will the tax value of the property be when the solar installation is completed?

Wendy De Wolf

The Town Board of Stanford is negotiating that issue with the applicant. This is outside of the scope of the Town of Planning Board's review.

Mayron

Is there a plan at the end of the life cycle of your project to reclaim the property?

Wendy De Wolf

Stanford Solar has submitted a Facility Operations and Maintenance Plan and Decommissioning Plan to the Town Board. The Town of Stanford has a 25-year warranty.

Mayron—Comment directed to the Planning Board

The Stanford Solar Project and my property (which I purchased 15 to 20 years ago) is in the Rural Center Zone. According to the existing master plan there is limited space for middle income housing (1 1/2 acre lots). Allowing this project to go forward will take away 25 to 35 % of the limited space allocated for middle income housing. Because my 100 acres adjoins this property, I am against this proposal.

1995

1996

1997

1998

1999

2000

2001

2002

2003

2004

2005

2006

2007

2008

2009

2010

2011

2012

2013

2014

2015

2016

2017

2018

2019

2020

2021

2022

2023

2024

2025

2026

2027

2028

Thomas Angell

The Public Hearing commenced on October 30, 2019 and was continued to tonight after the Board realized that proper notice had not been sent to all property owners.

Mayron

The mine land reclamation plan which the DEC is approving does not include the wetlands. This plan can be looked up on the DEC website as it is public information.

WENDY BURTON

628 Hunns Lake Road
Stanfordville, NY 12581

Could you explain the subscription process?

Wendy De Wolf

The solar community is regulated by New York State. As a customer you are buying credits which is generated by Central Hudson. The 10% discount would show on your utility bill. Some solar contracts have a cancellation fee. She does not believe that Stanford Solar has one.

JOHN CAPPELL

Why is the solar installation on only one side of the existing high voltage transmission lines?

Wendy De Wolf

South of the power lines in not zoned for solar installations.

MARK LAGUS

45 Hunns Lake Road
Stanfordville, NY 12581

He requests that the CAC be provided with additional time to review the Stanford Solar project. Further, if the project is permitted to go forward, he requests that the expressed concerns of the neighbors be taken into account and be mitigated to the furthest extent possible.

Is the Town of Stanford government able to sign up for Community Solar?

Wendy De Wolf

Yes. The Town of Stanford is able to sign up to participate in the solar program.

JEFFREY SPEARS

45 East Hunns Lake Road
Pine Plains, NY 12567

How much investment does Stanford Solar have into this project?
How does New York State assess the value of solar facilities?

Wendy De Wolf

The agreement between the Town of Stanford and Stanford Solar LLC is not relevant to the Planning Board's review.

New York State sets the standard tax which is based on the size of the facility. This is done regardless of the amount of investment made by Stanford Solar LLC.

Jeffrey Spears

I would like to give the CAC additional time to review the Stanford Solar project.

Will Stanford residents be given priority in buying the solar credits?

Wendy De Wolf

It could be part of the agreement with the Town Board that Stanford residents are given priority.

Jeffrey Spears

Where does the solar power go if it is not subscribed?

Wendy De Wolf

All of the solar power goes to the grid through Central Hudson

ANN BERNSTEIN

Is the Planning Board aware of the Town's Open Space Plan?

Thomas Angell

The Planning Board is aware of that plan.

Thomas Angell made a motion to close the public hearing. Jim Fouts seconded the motion. The Planning Board passed the motion unanimously.

Thomas Angell asked Supervisor Joseph Norton the following question:

Which Town entity has the authority to provide final approval for this application?

Wendy De Wolf

According to the Town Board they have the final approval authority. The Planning Board is to review and make recommendations.

Thomas Angell directed the following question to Supervisor Norton:

Does the Planning Board have access to the Town of Stanford attorney?

JOSEPH NORTON

The Planning Board does have access to the Town of Stanford attorney. The Town Attorney will be at the next Planning Board Meeting on December 18, 2019.

Thomas Angell

The Planning Board would like to receive clarification on its role in reviewing this project.

Thomas Angell

What hardship would Stanford Solar LLC have if the decisions were not made until the Planning Board Meeting of January 29, 2020?

Wendy De Wolf

Stanford Solar would like to continue on a timeline which would allow for lining up the construction and the mining reclamation work prior to the solar construction.

Central Hudson will be giving their acceptance to the project in January. Stanford Solar would like to begin construction in the Summer and does not want to wait to Fall.

Thomas Angell made a motion that the Stanford Solar project be referred to the Town of Stanford attorney for his review. He further requested that the Town of Stanford attorney be present at the Planning Board meeting scheduled for December 18, 2019. The motion was seconded by James Fouts. The Planning Board unanimously passed the motion.

Thomas Angell further requested that both the Planning Board and CAC make a site visit to the Stanford Solar site before the December 18, 2019 Planning Board meeting. And finally, he requested that the CAC report back their findings and recommendations to the Planning Board at the December 18, 2019 meeting. A request by the CAC for additional time to complete its work would be evaluated at the December 18, 2019 meeting.

BUSINESS

FELIX & COUNTRY SQUARE MARKET, LLC—LOTLINE ALTERATION / SPENCER HALL & BOB BUTTS

Thomas Angell recused himself on this application and left the room.

Country Square Market LLC wishes to convey 1.10 acres to Felix. Some clean up of the conveyed parcel would result.

Chris Flynn made a motion to hold a Public Hearing on this proposal on December 18, 2019. James Fouts seconded the motion. The Planning Board unanimously passed the motion.

The previous month's minutes will be reviewed at the January 29, 2020 meeting.

The meeting was adjourned at 9:00 PM.