

TOWN OF STANFORD  
PLANNING BOARD MEETING

OCTOBER 30, 2019

Approved  
5/27/20

**PRESENT:** John Royall, James Fouts, Thomas Angell, John Van Leuven, and Chris Flynn

Meeting was called to order by John Royall at 7:30 p.m.

**HEARINGS:**

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

The ELPS Stanford Solar LLC gave a presentation and then answered questions from the Town of Stanford residences.

Thomas Angell asked if Wendy would give a description of the project.

The Community Solar Project is based on a Solar Project Primary Survey Design. Wendy will provide a written report for the Planning Boards records. This solar project will allow for subscribers, who have a utility account with Central Hudson, to become a subscriber to Stanford Solar Project.

James Fouts

What about the lighting and monitoring of the Stanford Solar Project?

Wendy

The entrance is the existing gate. The existing drive will have several poles which are mapped out on the primary survey design. The project will be surrounded by a fence which will be seven feet tall and resemble a deer fence. There are 20 acres of solar panels which will produce 7.5 mw dc solar. Currently there is no proposal for lighting the project. However, the project will be monitored remotely, with the owner being notified if there is any security problem on the premise. There is monitoring of the production of solar energy if anything is detected they will come out and fix any problems.

James Fouts

What buildings are going to be on the site?

Wendy

There are only solar panels and no other buildings on site.

James Fouts

How will you install the poles in the ground?

Wendy

This will be done by a skid steer and pounded into the ground.

James Fouts

What will be the <sup>off</sup>onsite impact for the residents?

Wendy

The sound impact will be small since the construction area is in the center of the property. Also, the project will be completed within four months from the start (one month to install the panels). Also, there would be only one 18-wheeler a day. At the peak of the project there would be 50 or 60 employees working only on the weekdays. The Stanford Solar project will purchase the entire site. There are no plans for expansion because Stanford Solar is under the New York State Program Value of Distribution Energy Resource and Community Solar Program. This program has an established limit of 5 mw dc solar watts. Stanford Solar understands that any expansion of the project would require obtaining a new set of approvals from the appropriate Town entities.

John Royall then opened the floor to any Stanford resident to ask questions.

**JOSEPH FODERA**

6014-6016 Route 82  
Stanfordville, NY 12581

Will the gate be locked at all times?

Wendy

There will be a new gate on the site, and this will be locked at all times.

Joseph Fodera

Will there be any tree removal?

Wendy

There is no major tree removal for the property. We have a tree plan which allows for the area to be in the original layout. (Setback-allows for larger trees to remain untouched).

John Royall

Could you go over the reclamation of the mine?

Wendy

The Stanford Solar and DEC will be working together to reclaim the site. This will be done in a modified plan which would include the solar action. The DEC will have final approval of the project. When the solar construction is complete the site would be considered reclaimed.

The moving of dirt would be primarily focused on eliminating any shear face of the existing mine. There will be no need to bring any dirt from outside of the site to finish the grading.

Thomas Angell

Have you been in contact with the CAC?

Wendy

No.

James Fouts

What is the life span of the site?

Wendy

The life span is 25 years.

James Fouts

What happens if it is not economically feasible to continue the operation of solar panels?

Wendy

Because all the cost for the project is upfront, there would be no reason for not continuing the solar operations. However, we have submitted a decommissioning plan and bond to the Town of Stanford.

James Fouts

Will you replace the panels?

Wendy

The panels have a 40-year life expectancy. However, we monitor the panels and will replace or swap them out if needed.

John Royall

What is the process for the DEC and Stanford Solar Project in making the decisions on how the land is to be reclaimed?

Wendy

There will be collaboration with the DEC throughout the process. The modified application combines the reclamation of the land and a Special Use Permit for a solar project. During this time period the DEC will come and inspect the site. Also, at the end of the project they will do an inspection. The Town of Stanford will receive a copy of the modification permit. At this time, Stanford Solar will file a completion bond in Albany (\$300,000).

Thomas Angell

Other Public comments?

**FRANK PEPE**

89 FANCOR RD

CLINTON CORNERS, NY. 12514

When does Stanford Solar acquire the land?

Wendy

Once the project is approved ownership will change hands. We worked with a consultant and found a private owner. Therefore, the project is going to be privately owned and operated under the auspices of a state-run program.

Frank Pepe

What is the agreement with the Town of Stanford for a payment in lieu of taxes?

Wendy

New York State Law-Real Property Tax Law Section 47 allows solar projects such as this to make payments in lieu of taxes. This tax exemption is only for the solar improvement area. The land taxes would remain the same.

Frank Pepe

What are your plans for the existing gate on Route 82?

Wendy

We will update the gate and make the surrounding area acceptable to the neighborhood. Also, the gate will be kept closed.

James Fouts

How does the process of solar power work?

Wendy

The solar power is converted and fed directly to the grid of Central Hudson.

Thomas Angell

How does the 10 % discount work with Central Hudson?

Can Town residents subscribe to a specific Community Solar site?

Wendy

- 1) Town residents can subscribe to a specific site on the Central Hudson web site.
- 2) A 10% discount would appear on your bill.
- 3) Anyone in the Central Hudson service area can subscribe to the service. It is regulated by State law. Stanford Solar would like to offer the Stanford community preference in the subscription process. However, the site needs to be fully subscribed.
- 4) This project can serve 1,000 homes.

**RAYMOND EURICH**

2790 SALT POINT TPKE  
CLINTON CORNERS, NY. 12514

Who maintains the access point to the site? Is it the Town of Stanford or Stanford Solar?

Wendy

The Stanford Solar will maintain the access point.

**JOSEPH NORTON**

232 HOBBS LANE  
CLINTON CORNERS, NY. 12514

Could you explain the EPA Certification requirements for solar power? Specifically, would you explain how the regulations apply to the Town's Transfer Station site?

Wendy

There are several shortcomings for the Landfill Transfer Station.

1. There is only a small area for solar panels to be constructed. Because of the topography the rest of the area would not be able to be used.
2. There are no three phase poles by the site. The closest three phase poles are a mile away. The cost would be one million dollars a mile.
3. At this time, it would be not be economical for the Town of Stanford to use the Landfill Transfer Station. However, the Town of Stanford would be able to reevaluate the site at a later date.

**WENDY BURTON**

628 HUNNS LAKE ROAD  
STANFORDVILLE, NY. 12581

How many houses will the Stanford Solar be able to produce solar energy for?

Wendy DeWolf

There can be up to 1,000 housing units.

Wendy Burton

Could the Town of Stanford get other grants for a solar project?

Wendy DeWolf

There are other grants with different codes and regulations which the Town of Stanford Board could decide if they wanted to research them with the State of New York.

Wendy Burton

The Town of Stanford would have to research the rules and regulation for the Taconic Distillery.

Wendy Burton

I have a question for the Planning Board. Would the you consider the CAC to do a site visit and review of the Stanford Solar Application?

Thomas Angell

The Planning Board will discuss the CAC referral when we get to the business portion of the meeting.

**DEVIO MARTINA**

337 SHELLY HILL RD.  
STANFORDVILLE, NY. 12581

He is completely behind the Stanford Solar Project.

**ANN BERNSTEIN**

956 S. ANSON RD.  
STANFORDVILLE, NY. 12581

How does the subscription roll out?

Wendy

When Stanford Solar begins construction on the project people find out about it and want to subscribe. Then we work with the community to find the best ways to achieve a marketing plan. Stanford Solar needs the subscription for payment of credits. Otherwise the solar power goes to the Central Hudson Grid.

Thomas Angell made a motion to close the Public Hearing. James Fouts seconded the motion. The Planning Board unanimously approved the motion.

**BUSINESS**

**MILLBROOK SCHOOL TENNIS COURT APPLICATION/SITE PLAN**

Thomas Angell made a motion to approve the Millbrook School Tennis Court Application. James Fouts seconded the motion. The Planning Board unanimously passed the motion. The Millbrook School brought four copies of the site plan to be signed. The copies of the site plan were signed. The Millbrook School requested an additional opportunity to address the Planning Board at the end of this evening's meeting regarding the development of a new master plan for their school.

**ELPS STANFORD SOLAR LLC**

After a discussion the Planning Board decided to have Wendy DeWolf do a mailing and to continue the Public Hearing on November 20, 2019. The mailing will be to all property owners within 200 feet of the property line of the proposed project. Then the Planning Board asked Wendy to further discuss plans for the removal of trees on the proposed site.

Thomas Angell would like to refer ELPS Stanford Solar LLC to the CAC for their review with the expectation that it would be completed by November 20, 2019. The CAC review is done at the discretion of the Planning Board and as a courtesy to the CAC since this is a large community

project. The CAC can give the Planning Board a report on the environmental and conservation impact on the community.

Wendy

She understands that the Planning Board has the discretion to seek reviews of the ELPS Stanford Solar LLC application. However, Wendy wanted the Planning Board to be aware that ELPS Stanford Solar has been reviewed, as follows:

1. DEC for reclamation permit.
2. Wendy's firm which is a peer review.
3. There is a full SEQR.

Thomas Angell made a motion to withdraw his motion to close the Public Hearing of ELPS Stanford Solar and continue the Public Hearing on November 20, 2019. James Fouts seconded the motion. The Planning Board unanimously passed the motion.

Thomas Angell made a motion to refer the ELPS Stanford Solar project to the CAC for its review with the expectation that their comments would be available for the November 20, 2019 Planning Board Meeting. James Fouts seconded the motion. The Planning Board unanimously passed the motion.

**DEBRA M. DILLINGER/LOT LINE ADJUSTMENT/PRESENTER DEBRA M. DILLINGER**

Debra Dillinger asked if she could move forward with the lot line adjustment before doing a survey on the property.

The Planning Board will need a survey with the following:

A survey of the property, including the proposed lot line changes and the location of the septic system and well on her mother's property.

She will notify the Planning Board Secretary when the survey is completed.

**PRE-APPLICATION/EVERETT COOK ROCKY REEF FARM/PRESENTER SPENCER HALL**

There followed a discussion about roads on the Rocky Reef Farm.

The applicant was referred to the Town of Stanford Streets, Roads & Sidewalks--Chapter 138. Adopted in 2010.



**MILLBROOK SCHOOL MASTER PLAN DISCUSSION**

The Millbrook School would like to discuss with the Planning Board its new Master Plan and its plans for the next 10 years of projects. This would provide a predicate for future project submissions to the Planning Board. The Town of Stanford Planning Board recommended that the school review its updated Master Plan with the Planning Board's engineer. The Millbrook School has funds in an existing escrow account which will be used for payment of the consultation fees.

On October 31, 2019 Mollie McMurray will send an e-mail to the CAC requesting a review of the CLC Stanford Solar for the November 20, 2019 Planning Board Meeting. She will include the Planning Board Members' and Wendy De Wolf's contact information. Also, included in the email will be a request that a combined site visit of the Stanford Solar site be arranged by the CAC prior to the next Planning Board Meeting.

**OTHER**

The Planning Board approved its meeting dates for 2020.

The approval of minutes for June 26, 2019, Special Meeting September 4, 2019, and September 25, 2019 will be postponed to November 20, 2019.

Thomas Angell made a motion to adjourn the meeting. James Fouts seconded the motion. The Planning Board unanimously passed the motion.

John Royall adjourned the meeting at 10:15 pm.