

**PLANNING BOARD
TOWN OF MARBLETOWN
ULSTER COUNTY
COTTEKILL, NEW YORK
(845) 687-7500 Ext. 171**

MINUTES OF July 27th, 2020 Special Meeting of the Town of Marbletown **PLANNING BOARD**, held via Zoom.

Chairman Proctor called the meeting to order at 7:00PM.

Chairman Proctor asked everyone to stand for the pledge to the Flag.

PRESENT:

Dan Proctor, Chairman
Paris Perry, Vice Chairman
Dave Cobb
Harry Hansen
Max Stratton

ABSENT:

John Kostides
Larry Ricci

Also present:

Shaye Davis, Secretary. Tracey Dewert, alternate. Liz Axelson, CPL.

Mr. Cobb motioned hold a Special Meeting on July 27th at 6:00PM for Bennett Solar. Mr. Hansen seconded the motion.

All in favor. Motioned Carried.

5 ayes, 0 nays, 0 abstain, 2 absent

ZBA2019-05SUP – Now PB2019-05SUP – Continued Application

Special Use Permit

Bennett Solar – Juliette Bennett & Scott Greathead

Applicant is proposing to install a large-scale solar system on 12.4 acres of property.

170 Kripplebush Road, Stone Ridge, NY 12484

Zoning District: A-3, SBL: 69.1-5-20, Acreage: 31.10

Cate Parker from Summit Ridge Solar and Ryan Farnum from Creighton Manning Engineering were present on behalf of the application.

The Board reviewed Part 2 and 3 of SEQR.

**Chairman Proctor motioned to accept Part 2 & 3 of SEQR and declare a Negative Declaration.
Mr. Stratton seconded the motion.**

Roll Call:

Dan Proctor: Aye

Paris Perry: Aye

Max Stratton: Aye

Harry Hansen: Nay

Dave Cobb: Aye

John Kostides: Absent

Larry Ricci: Absent

The Board opened the meeting for public comment.

The Weinraubs stated that they submitted an opposition letter and if that could be brought up on the screen. He explained that they hired a landscape architect to show their concerns. He stated that the screening was still not sufficient.

Tom Konrad stated that he thought that the project would be a great addition to the Town for renewable energy.

Bill Kimmig stated that he had concern regarding the driveway to the solar array.

Janet Neipris stated that she had concern about the solar array being in a historic district and the access road going through the field behind their house.

Chris Ruel stated that he had concern about trees being removed by the stream crossing which would make the panels and poles more noticeable.

Ryan McRee stated that he had concern about the roadway being right behind the homes along the County Route 2 and the visual impact for the district, especially the schoolhouse.

Rick Reiser asked when they would have updated drawings. He also asked if they could complete a 3D model of the project.

Francisco Rivera stated that he agreed with the comments that came in from others. He also added that he had concern about the roadway and the stream crossing. He also stated that the

solar arrays would be glare from multiple panels and that he was not too concerned about the poles.

Hank Miller stated that he had concern about pesticides being used for the ground cover and the runoff from the water.

Liz Axelson stated that there was a Stormwater Pollution Plan in place that will be followed.

Hank Miller continued to state that there will be flooding issues as they have seen in the past.

John was curious of the economic impact the project will the project have for the Town. He stated that he would not want to live near a solar project of this size.

Stuart Leigh stated that he had concern for the project being in the historic district with the visual impacts the project will have.

Tim Guinee stated that he believed the project was a good thing for the Town.

Rebecca had questions regarding the water damage with the trees being cleared. She also had concern about the access to the project and having another curb cut in the "S" turns.

Tim Hunt replied about Historic Impact and said that the Historic Preservation Committee will be making a comment regarding this project.

There was no more discussion.

Chairman Proctor motioned to continue the public hearing at the call of the Chair. Mr. Kostides second the motion.

All in favor. Motioned Carried.

5 ayes, 0 nays, 0 abstain, 2 absent

Mr. Kostides motioned to adjourn the meeting at 8:17PM. Mr. Cobb seconded the motion.

All in favor. Motioned Carried.

5 ayes, 0 nays, 0 abstain, 2 absent

Respectfully submitted,

TOMPB 7/27/2020
REGULAR MEETING

Shaye Davis, Secretary