

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

MINUTES OF August 17th, 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.

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.

Mr. Otness presented to the Board the updates they made to the plans, this updates had to do with powerlines being placed underground, access being moved to current driveway and that the culvert was staying the same.

Mr. Perry gave an update from the Boards side.

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 still had concerns about the visual impact.

Chuck Petersheim stated that he felt the project would be a negative impact for the community.

Anthony DiGuseppe stated that he was the Co-Chair of the Historic Preservation Commission and that he appreciates the Board taking the time to listen to the community. He had concern about the SEQR process and the plans regarding access.

Dianne Silverberg stated this project was going to have a very serious impact on property values and turn off a lot of community members.

Tim Hunt stated that he had concern with SHPO and their response.

Aimee Bowe stated that she had concern about visual impacts it will have on the community.

Francisco Rivera stated that he was concerned with mitigation for the Millers for screening. He also had concern about glare from the panels.

Hank Miller stated that he had concern about the trees that were present and the visual impact.

Rick Reiser stated that the curb cut was denied and that it was not a choice of the applicant. He also wanted updated plans as he felt they were not sufficient.

Janet Willie stated that she had concern about the visual impact and wanted to have members of the Planning Board to come and see the proposed project from their property.

There was no more discussion.

Chairman Proctor motioned to continue the public hearing for September 21st, 2020 at 6:00PM at the call of the Chair. Mr. Cobb second the motion.

All in favor. Motioned Carried.

5 ayes, 0 nays, 0 abstain, 2 absent

Mr. Stratton motioned to adjourn the meeting at 8:04PM. Mr. Cobb seconded the motion.

All in favor. Motioned Carried.

5 ayes, 0 nays, 0 abstain, 2 absent

Respectfully submitted,

Shaye Davis, Secretary