# Town of Catskill Planning Board

Planning Board Meeting

September 13, 2022 6:30 PM

Town Hall 439 Main St. Catskill

**Present:** Chairwoman-Teresa Golden, Vice Chairman- Larry Federman (Zoom- Media) William DeLuca, Bridgett Hernandez (Zoom- Media), Angelo DiCaprio, Jay Lesenger (Alternate member), Secretary Patricia Case-Keel.

**Absent:** Brittany Williams.

**Also Present**: Travis Smigel (Delaware Engineering). Jesse Fraine (Delaware Engineering)

Board member Heather Bagshaw has resigned from the Planning Board.

Jay Lesenger will be voting at tonight’s meeting in place of Brittany Williams.

Chairwoman Teresa Golden opened the meeting with the Pledge of Allegiance to the flag.

Ms. Golden gave a few opening remarks for tonight’s meeting. The Planning Board’s next regularly scheduled meetings will be September 27, 2022 and October 11, 2022. For applications requiring a 239 Review, the Greene County Planning Board’s next scheduled meeting will be held on September 21, 2022 and October 19, 2022. Any application requiring a 239 Review must submit all required materials including full size drawings 12 days prior to their scheduled meetings.

During the public meetings, the Board respectfully asks that all public comment speakers give their name, address, and organization (if any) and limit your remarks to three minutes if possible and keep true to the purpose of the public hearing. Remarks should be addressed to the entire Planning Board and not to any specific member. Speakers should present their remarks in a courteous manner and observe accepted rules of decorum, dignity and good taste and may not make personal comments unrelated to the public meeting agenda about public officials, town residents, or other members of the public. Speakers who disregard these rules, disturb the peace at a meeting, make impertinent or slanderous remarks, or generally conduct themselves in an inappropriate manner, shall be barred from further participation and will forfeit any balance of time remaining for their comments. Thank you.

**Continuation of Public Hearing:**

**Special Use Permit SUP-1-2022 ELP Catskill Solar LLC 555 Cauterskill Ave. Catskill.**

Wendy DeWolf was representing this application at tonight’s meeting, along with Will Bliss.

Ms. Golden gave a brief overview of the project to date. The applicant has submitted required material and reviewed answers for Delaware Engineering memo dated September 12, 2022.

Ms. Golden asked 3 times if there were any questions or comments regarding SUP-1-2022

There were no questions or comment.

Mr. DeLuca made a motion to close the Public Hearing for SUB-12-2022, seconded by Mr. DiCaprio

**Roll Call Vote**

Mr. DeLuca Aye

Mr. DiCaprio Aye

Mr. Federman Aye

Ms. Hernandez Aye

Ms. Golden Aye

Brittany Williams Absent

Jay Lesenger Aye (Voting in place of Heather Bagshaw) Motion Approved.

**Public Hearing Closed at 6:40 PM**

**OLD BUSINESS:**

**Lot Line Adjustment SUB-11-2022 ELP Catskill Solar LLC, Catskill .**

Wendy DeWolf was representing this application at tonight’s meeting, Along with Will Bliss. The applicant submitted revised plans. The applicant is requesting this Lot Line Adjustment in order to move .57 acres from one side in conjunction with moving .57 acres form a second side leaving no changes to the total acreage. The reason for this request is comply with setback requirements.

Mr. Federman made a motion to approve SUB-11-2022, seconded by Mr. DeLuca

**Roll Call Vote**

Mr. DeLuca Aye

Mr. DiCaprio Aye

Mr. Federman Aye

Ms. Hernandez Aye

Ms. Golden Aye

Brittany Williams Absent

Jay Lesenger Aye (Voting in place of Heather Bagshaw) Motion Approved.

**Special Use Permit SUP-1-2022 ELP Catskill Solar LLC 555 Cauterskill Ave. Catskill.**

Travis Smigel Read aloud part 2 of the EAF.

The Board reviewed and discussed the questions on the EAF.

Ms. Hernandez stated in reference to question #3 on the EAF, she is concerned that the water could become contaminated from the solar panels. She has also read when the panels are removed the soil cannot be used for 10 years.

Ms. Golden stated New York State Law does not indicate there is a concern for solar contamination. Ms. Golden stated in reference to Question #7A, there will be tree cutting restrictions as part of any approval

The Board voted On Question 7 (c) of the EAF

**Roll Call Vote**

Mr. DeLuca No or small Impact

Mr. DiCaprio No or small Impact

Mr. Federman Moderate to large impact

Ms. Hernandez Moderate to large impact

Ms. Golden No or small Impact

Brittany Williams Absent

Jay Lesenger Abstained (Voting in place of Heather Bagshaw).

The Board voted on questions 7(d) of the EAF.

**Roll Call Vote**

Mr. DeLuca No or small Impact

Mr. DiCaprio No or small Impact

Mr. Federman Moderate to large impact

Ms. Hernandez Moderate to large impact

Ms. Golden Moderate to large impact

Brittany Williams Absent

Jay Lesenger Abstained (Voting in place of Heather Bagshaw).

The Board voted on questions 7(g) of the EAF.

**Roll Call Vote**

Mr. DeLuca Moderate to large impact

Mr. DiCaprio No or small Impact

Mr. Federman Moderate to large impact

Ms. Hernandez Moderate to large impact

Ms. Golden No or small impact

Brittany Williams Absent

Jay Lesenger Moderate to large impact (Voting in place of Heather Bagshaw).

Ms. Hernandez stated in reference to question #8 the applicant will be affecting farm land.

Ms. Golden stated the site of the solar panels will be up in the ridge, and will not be in the agricultural soils.

Ms. Hernandez stated in reference to question #16, some people are affected by EMFs and can be affected by solar power plants.

Discussion ensued.

The Board voted on question #16, Will the project have an impact on human health,

**Roll Call Vote**

Mr. DeLuca Nay

Mr. DiCaprio Nay

Mr. Federman Aye

Ms. Hernandez Aye

Ms. Golden Nay

Brittany Williams Absent

Jay Lesenger Nay (Voting in place of Heather Bagshaw).

Mr. DeLuca made a motion to declare a Negative Declaration on SUP-1-2022 ELP Catskill Solar LLC, seconded by Mr. Lesenger

**Roll Call Vote**

Mr. DeLuca Aye

Mr. DiCaprio Aye

Mr. Federman Aye

Ms. Hernandez Aye

Ms. Golden Aye

Brittany Williams Absent

Jay Lesenger Aye (Voting in place of Heather Bagshaw).

Mr. Lesenger made a motion to accept the site plan and application as final for SUP-1-2022, seconded by

**Roll Call Vote**

Mr. DeLuca Aye

Mr. DiCaprio Aye

Mr. Federman Aye

Ms. Hernandez Nay

Ms. Golden Aye

Brittany Williams Absent

Jay Lesenger Aye (Voting in place of Heather Bagshaw).

Mr. Lesenger made a motion to adopt the resolution approving SUP-1-2022 with the amendments for all fees being paid including the mitigation fee, months for tree cutting restrictions, completion of the Greene Counties 29 Review, and correction to the applicants name ELP Catskill Solar LLC, seconded by Mr. DiCaprio

**Roll Call Vote**

Mr. DeLuca Aye

Mr. DiCaprio Aye

Mr. Federman Aye

Ms. Hernandez Nay

Ms. Golden Aye

Brittany Williams Absent

Jay Lesenger Aye (Voting in place of Heather Bagshaw).

**Subdivision SUB-16-2022 Shawn Reynold 20 Reynolds Road, Catskill.**

There was no one present to represent this application at tonight’s meeting, application was tabled.

eaHearing is still open **OTHER BUSINESS:**

Ms. Golden read aloud a letter from Planning Board member Heather Bagshaw announcing her resignation from the Board. Ms. Golden stated the Town Board will have to decide to approve Mr. Lesenger as a Board member or possible find another member to take Ms. Bagshaw’s position. Ms. Golden also reminded the Board member that a special meeting has been scheduled for September 20, 2022 at 6:30 PM to discuss and recommend changes to the Town’s Code.

Mr. DeLuca made a motion to approve the Planning Board’s meeting minutes of August 9, 2022 as amended, seconded by Mr. Federman

**Roll Call Vote**

Mr. DeLuca Aye

Mr. DiCaprio Aye

Mr. Federman Aye

Ms. Hernandez Aye

Ms. Golden Aye

Brittany Williams Aye

Jay Lesenger Aye Motion Approved

Mr. Federman made a motion to approve the Planning Board’s meeting minutes of August 23, 2022 as amended, seconded by Mr. DiCaprio

**Roll Call Vote**

Mr. DeLuca Aye

Mr. DiCaprio Aye

Mr. Federman Aye

Ms. Hernandez Aye

Ms. Golden Aye

Brittany Williams Aye

Jay Lesenger Aye Motion Approved

Mr. DiCaprio made a motion to close tonight’s meeting, seconded by Mr. DiCaprio

Planning Board meeting ended at 6:40 PM

Respectfully Submitted,

Patricia Case-Keel

Planning Board Secretary

Approved as Amended 10/11/2022