

Town of Catskill Planning Board

Planning Board Meeting

August 27, 2019 7:00 PM

Catskill Town Hall

Present: Chairman-Joe Izzo, Reid Mower, Charles Holtz, Vice Chair- Larry Federman, Teresa Golden, Tom Decker, Bridgett Hernandez Secretary Patricia Case-Keel.

Absent: All Present.

Also Present: Michel Smith (Town of Catskill Attorney) Elliot Fishman (Town of Catskill C.E.O.) Kevin Schwenzfeier (Delaware Engineering).

Chairman Joe Izzo opened the meeting with the Pledge of Allegiance to the flag.

NEW BUSINESS:

Subdivision SUB-9-2019 William Monteverde Cairo Junction Rd., Catskill.

Cathy and William Monteverde were both present at tonight's meeting . The applicants are requesting the subdivision of 5.010 acres form their existing 35.041 acre parcel. The applicant has submitted an application, EAF and also a survey.

The Board reviewed the plans.

Mr. Monteverde stated the Town Highway Superintendent has been out to inspect the proposed roadway.

The Board discussed the proposed private road.

Mr. Izzo stated the Board wills schedule a project meeting with the applicant in order to discuss the matter of the proposed private road.

Special Use Permit SUP-10-2019 North Catskill Grid Support Center 7965 Rt. 9W, Catskill.

David Young is a project engineer from Chazen Companies and is representing this project along with Erin Hazen from GLIDEPATH who is the director for development. The reason for the submittal of SUP-10-2019 is for the construction of a battery array in order to provide capacity to the local energy grid. The applicant has submitted an application and project description pamphlet, EAF, and site plan.

Ms. Hazen gave presentations regarding SUP-10-2019. The project will consist of a 20 MW battery only energy storage facility, which will require approximately 25,000 battery modules with a collective capacity of approximately 80 megawatts. The storage system will be on an 15 acre parcel connected to the CHG&E North Catskill Substation right across from the substation on the State Route 9W. The project is part of the NY state initiative to raise clean energy form 50% to 70 %.

Mr. Federman asked if the dirty energy plants will be going off the grid.

Ms. Hazen answered she was not sure.

Ms. Golden asked since other communities have more solar projects already in place, why has Catskill been chosen for this energy storage facility.

Ms. Hazen answered the facility will be used as a storage center to help eliminate generators from having to ramp up, which can be a problem for the generators.

Mr. Smith asked if there is any interconnection contract with Central Hudson.

Ms. Hazen answered "Yes".

Mr. Izzo asked if the project will be going over the pipeline currently in place.

Ms. Hazen answered the exact lay out has not been determined yet.

Mr. Izzo stated the project would require an agreement with DOT and Central Hudson, if the Special Use Permit were to be granted.

Ms. Hazen stated the utility line connection will not be in her company's purview because Central Hudson will own the connection, but certainly all of the required permits will be obtained as part of any requirements for a Special Use Permit.

Town Supervisor Doreen Davis asked if the applicant has any battery storage facilities around the Town of Catskill area.

Ms. Hazen answered recently in the Town of Ulster although the project has not been constructed. A Negative Declaration has been granted and they are in the process of submitting building permits.

Ms. Golden asked how long do the batteries last.

Ms. Hazen answered 10 years. Part of the decommissioning plan indicates the batteries are recycled responsibly.

Mr. Smith asked what the contract between the proposed facility and Central Hudson speak to regarding for Central Hudson's requirement to use to use the energy source from the batteries.

Ms. Hazen answered it is an interconnection agreement. The agreement involves connection and where the lines will connect when Central Hudson brings the lines to the proposed facility. Financially it involves ancillary services and it is very complex.

Discussion ensued.

Mr. Decker asked if the batteries are 20 mw, how long will the batteries be able to supply the energy at a full load.

Ms. Hazen answered the batteries are 4 hour batteries and the batteries will be supplying 20 mw, if that is what the demand requires, which should supply approximately 8,00 homes.

Mr. Decker stated it is to his understanding the peaker plants for our area is natural gas, and natural gas plants are not gunned. This might indicate the peaker plants will have to stay on line no matter what.

Ms. Hazen stated this project is not intended to take any other plants off line, and she is not making the claim.

Mr. Mower asked if the facility in Ulster County is the same size as the project being proposed for Catskill.

Ms. Hazen answered "Yes".

Discussion ensued regarding the parcel involving two zones.

Mr. Izzo stated the project would be considered a public utility and would fit into the Zoning.

Mr. Decker stated there is a concern regarding fire safety and the chemicals involved on the equipment to extinguish the fire being very toxic and spilling on the ground. There will need to be a barrier to contain any toxins in place. Also the emergency plan indicates, in case of a fire and smoke, the evacuation plan will involve a 1 mile radius which would involve the evacuation of a nursing home.

Ms. Hazen stated the exact chemistry will be designed at the finite of the project with their engineering and also input from the local fire department. Also the final approval would be the granting of a building permit, and the building permit can address all of those issues. Also she wanted to make it known that there will be a disconnect at the gate so no one will be required to go up to a container and disconnecting it .

Mr. Izzo stated the Board and the Catskill Fire Department may want to contact the Town of Ulster and find out how this concern was addressed between the Town of Ulster and the applicant.

Mr. Federman asked if this facility is part of a state mandate, and if it was recommended for towns to establish regulations for energy storage.

Ms. Hazen answered the state has created a model ordinance so towns do not have to design their own, and this project is in compliance with the model ordinance.

Me. Federman stated he is concern with this proposed project and the fact that the Town does not have any regulations regarding this type of facility. The Town may want to consider having a moratorium for energy storage facilities until regulations are adopted.

Mr. Smith stated the Town can utilize conditions for a Special Use Permit consistent with the States model law.

Discussion ensued regarding decommissioning bond's and plan's.

Mr. Smith asked if the Town of Ulster received a decommissioning plan form the applicant.

Ms. Hazen answered it was not a requirement, but a decommission plan was submitted . Offering a bond as part of the review for this project will not be an issue.

Town Supervisor Davis stated she will contact the Town of Ulster Supervisor and inquire about the process they undertook.

Mr. Smith asked if the Town of Ulster has a local law pertaining to batteries.

Ms. Hazen answered she is not aware of any law .

David Young reviewed the Site Plan with the Board. Mr. Young stated DOT was contacted but they had requested to have the materials submitted to the Planning Board later be sent to them during the lead agency time period . The site is 10.9 acres and the portion of the site used for the development is in the HC Zone and involves approximately 6.8 acres . The area of disturbance will involve 2.4 acres. The containers are shipping containers and are 40' long and 8' wide and 8'in height and will be placed on concrete pads. The site will have 10 sets of 4 containers each. From there it will either go overhead or underground to the substation. There will be an emergency access into the site, and it will be gated and locked. There will be 20' road with a wide turnaround and also a T turnaround on the other end . 2 of the Federal wetlands on eh site are on the bottom of the hill. The wetlands the project will be in the area of development will be less than .07 acres and will most likely be granted a permit of the A.C.O.E. currently it is being considered to use gravel for the site which is impervious and has been permitted by DEC on other projects. The SWPP as part of the preliminary plat shows the use of swales for catching the storm water running off form the containers. The existing garage will be removed as part of the development of the parcel. The facility will be monitored electronically and remotely so it will be unmanned. SHPO has also approved the site and he has the documentation.

Mr. Izzo stated the project

Ms. Golden asked if there is any concern regarding a vehicle driving off the Rt.9W and running into the facility.

Mr. Young answered the topography and existing neighboring building, would be interfering with any vehicles veering in .

Mr. Izzo stated as part of the D.O.T. review the Board will be asking for recommendations for concerns regarding the traffic from Rt. 9W.

Mr. Izzo stated this project will require a 239 Review with the County.

The applicant submitted a Special Use Permit application and a Full EAF.

Mr. Federman stated the applicant may want to consider developing some type of moat in order to protect the wetlands and the aquatic habitats, form any chemicals possibly coming from the fire suppression system.

Ms. Hazen stated she understands the concern regarding the chemicals and will ask for it to be addressed.

Mr. Schwenzfier stated he is concerned all of the area of disturbance is not currently shown on the plans.

Ms. Hernandez stated she has concerns regarding the visual impact this project will have on the community.

Ms. Hazen stated there is currently screening form the road. The plan does not include plantings for screening; however she is not ruling it out. The site will be fenced and a slated fencing could also be an option.

Mr. Izzo stated as part of the Special Use Permit review the Board would request 3 samples for fencing.

Ms. Hazen stated this project qualifies for an incentive program with NYSERDA but it has a 2019 dead line and will require a special use permit and SEQR Negative Declaration be granted for the project.

Mr. Izzo asked if the material submitted for this project is ready to be sent out to DOT and other involved agencies.

Mr. Schwenzfeier stated this project does not require a coordinated review .However the Board should review the Full EAF first before sending the material out.

Mr. Izzo stated this application will be scheduled for the September 10, 2019 Meeting.

Subdivision SUB-4-2019 Menelaos & Rinaldi 173-175 Cairo Junction Rd.

Charles Holtz recused himself from the review of SUB-4-2019.

The applicant has submitted revised plans. The road maintenance agreement is still being drawn up, and the Town Highway Superintendent was asked to submit something in writing to the Board regarding his inspection of the roadway.

The Board discussed requirements for waiver requests.

Mr. Fishman stated the plans must indicate that the private road will not be dedicated to the Town of Catskill.

Mr. Holtz stated the applicant will be submitting a road maintenance agreement.

Mr. Smith stated the road maintenance agreement should first be reviewed by the Town Council.

Mr. Mower made a motion to waive the requirement for a performance bond for SUB-4-2019, seconded by Mr. Federman.

6 Ayes, 0 Nays, 0 Absent, 1 Abstention Motion Carried.

Mr. Mower made a motion to approve SUB-4-2019 with the following conditions,

- 1) The Board must receive a letter form the Town of Catskill Highway Superintendent indicating the proposed private road was inspected by the Town Highway Superintendent.
- 2) Road maintenance agreement must be filed.
- 3) Plans must be revived and submitted.

seconded by Ms. Golden.

6 Ayes, 0 Nays, 0 Absent, 1 Abstention, Motion Carried.

Lot Line Adjustment SUB-8-2019 Desrocher & Richards 753 Vedder Rd. Catskill.

Martin Schmidt is from Kaaterskill Associates and is representing the applicant at tonight's meeting. The applicant has submitted a revised EAF and plans.

Mr. Holtz made a motion to approve SUB-8-2019, seconded by Mr. Izzo

5 Ayes, 0 Nays, 0 Absent, 2 Abstention, Motion Carried.

OTHER BUSINESS:

Mr. Federman made a motion for the town of Catskill Planning Board to go into an executive session, seconded by Ms. Golden.

Board entered executive session at 8: 50P.M.

Mr. Federman made a motion for the Board to exit an executive session, seconded by Ms. Golden.

Board exited executive session at 9:05 P.M.

Mr. Holtz Made a motion to adjourn seconded by Ms. Golden.

Planning Board meeting ended at 9:05 PM

Respectfully Submitted,

Patricia Case-Keel
Planning Board Secretary

Approves as Amended 9/11/2019

