

# PLANNING BOARD - TOWN OF KNOX - ALBANY COUNTY

P.O. Box 56, Knox, N.Y. 12107

*Established 1822*

## PLANNING BOARD MEETING MINUTES

**Minutes:** 11 August 2016

**Present:** Bob Price, Bob Gwin, Tom Wolfe, Debra Nelson, Betty Ketcham, Brett Pulliam

Meeting was called to order at 1934.

1. Minutes of the July 2016 meeting were reviewed and unanimously approved without modification.
2. Site Plan Review for Borrego/Whipple Large-Scale Solar Array
  - a. The Board reviewed information submitted by Borrego for the large-scale solar array on Route 156 and Old Stage Road. Rob Garrity, Lead Developer and Dean Smith, Civil Engineer for Borrego were both present. Also in attendance were Dave Whipple, his father and Frank Muia, a neighbor to the parcel.
  - b. Dave Whipple presented slides with visual images of the 10.8-acre site, tree lines/buffers and a satellite view.
  - c. The Board requested the drawings include parcel names, tax map numbers and markers for the three-phase power line.
  - d. Borrego worked with Schumacher to survey the wetlands and provided two delineations to the Board. As of the meeting, they had not yet contacted the DEC to discuss impact to the wetlands.
  - e. Borrego plans to remove trees at the fence line but leave stumps in place, which will qualify as not disturbing the land. There was discussion around maintenance of the tree stumps and the Board requested that Borrego flush-cut the stumps to ground level and brush-hog annually.
  - f. The Board and Borrego discussed the planned 20' wide driveway. The Board requested a 24" culvert, the full width of the right-of-way, at Old Stage Road. Site plan approval will cover the driveway permit.
  - g. The Board requested that the O&M plan be fleshed out to include stabilization/restoration, minor grading to fill in ruts, drainage, fencing, erosion control, replanting of native grass, use of water only for cleaning of the panels and maintenance of tree stumps.
  - h. The Board requested proof of emergency plans. The Knox fire chief was present in the audience and is reviewing the plan to determine if the fire department will have any additional requests.
  - i. The Board requested a bond for the decommissioning of the site. Borrego will provide the standard bond template and decommissioning estimate, which will determine the bond amount. The bond will be irrevocable, auto-renewing and will need to be reviewed by the Town Attorney, John Dorfman. The decommissioning plan will not be recorded with the Register of Deeds.
  - j. The Board requested that the decommissioning plan be fleshed out to include responsibility for each provision.
  - k. The Board and Borrego discussed whether the electrical lines would be above or below ground. National Grid will give direction on this.

- l. The Town will need access to the land and asked that this be worked into the lease agreement.
- m. For neighboring properties, the Board asked Borrego to put forth a recommendation of visual buffers and how they will be maintained.
- n. Mr. Muia offered for the Board to walk his property line and take photographs for their review. He questioned whether this would impact his property value and whether zoning will change; the property and area will remain residential. The Planning Board will conduct a site visit to both the Whipple and Muia property. Bob Price will coordinate.
- o. The Board requested additional protection on top of the fence structure and suggested a five-strand barbwire top. Borrego will investigate options other than the standard three-strand barbwire top.
- p. The Board and Borrego discussed insurance liability and whether the Town can be named on Borrego's insurance and maintained as an additionally insured entity. Borrego will investigate this request.
- q. The Board and Borrego reviewed the Environmental Assessment and the Board made recommendations for minor changes. Borrego will update the assessment and resubmit.
- r. The Board and Borrego discussed the single light fixture to be installed on the property. It will be a full cut-off, motion-activated fixture on a 9' pole. Borrego will investigate if the Data Acquisition System (DAS) tracks anytime the light is triggered.
- s. Bob Price will notify Albany County of this request and it will be added to their upcoming agenda. He mentioned that it might be rejected because the application is incomplete.

Borrego will send notes from this meeting to Bob Price on action items for follow-up. An interim Planning Board meeting is scheduled for 24 August 2016 at 7pm to review the application and discuss follow-up items. A tentative public hearing date has been scheduled for 8 September 2016. The Board requested all documents one week prior to the special meeting in order to give ample time for the Board member's to review.

***With no further questions from the audience, Brett Pulliam made a motion that the meeting be adjourned. Tom Wolfe seconded the motion. There were 6 Yea and 0 Nay.***

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Meeting adjourned at 2141. Next meeting - Thursday, 24 August 2016 @ 1900.