

March 7, 2019  
PITTSTOWN PLANNING BOARD

ATTENDANCE: Member Phillips, Member Monahan, Member Herrington, Member Hourigan & Chairman Waugh

MINUTES:

Member Herrington made the motion to adopt the minutes of February 7, 2019 as amended with Member Monahan seconding the motion. A vote was taken. The motion was carried unanimously by the Board.

PUBLIC HEARING:

Chairman Waugh made the motion to open the public hearing for the Matzen minor subdivision on Lakeshore Road with Member Herrington seconding the motion. Chairman Waugh stated that the Planning Board will leave the public hearing open to see if anyone comes to the meeting regarding this subdivision.

Matzen – Lakeshore Road – Minor Subdivision

Chairman Waugh asked Brian Holbritter if there has been any changes or updates to the plan. Brian Holbritter responded that there has not been any changes to the plan. The preliminary approval letter from the Health Department was provided by Mr. Dean.

The Board reviewed Parts 2 and 3 of the Full Environmental Assessment form. Chairman Waugh made the motion to grant this project a negative declaration of significance under SEQRA with Member Monahan seconding the motion. A vote was taken. The motion was carried unanimously by the Board. There were no further questions or comments on the Matzen project. Chairman Waugh made the motion to close the public hearing with Member Herrington seconding the motion. A vote was taken. The public hearing was closed. Chairman Waugh read the resolution that was before the Board. Member Monahan made the motion to adopt the following resolution with Member Herrington seconding the motion:

The Town of Pittstown Planning Board acts as follows on an application for Minor Subdivision Plan Approval submitted by Peter T. Matzen on January 18, 2019 to create four residential lots including three new building lots and one lot with an existing residence from a portion of TMP 63.-1-41 located on Lakeshore Road as depicted on a survey map entitled "Survey & Subdivision Plat Lakeshore Woods Lakeshore Road & Ford Road" prepared by Brian Holbritter PLS dated January 15, 2019:

1. Has determined upon review of the Full Environmental Assessment Form that the proposed action, an Unlisted Action under SEQRA will cause no significant adverse effect on the environment and has issued a negative declaration of significance.
2. Acknowledges via response received from the Rensselaer County Health Department that the submitted sewage disposal system designs are pending approval following approval of this subdivision and are a condition of this action.

Matzen – Lakeshore Road – Minor Subdivision (continued)

3. Grants Subdivision plat approval with the Chairman authorized to stamp and sign the subdivision plat upon the applicant submission within the next one hundred eighty (180) calendar days of survey drawings in the required number and form specified within the Town's subdivision law.
4. Advises the applicant that the Subdivision plat once signed by the Chairman must be filed within 60 calendar days in the Rensselaer County Clerk's office to complete the subdivision plat approval process.

A vote was taken. The motion was carried unanimously by the Board.

PV Solar – Tamarac Road

Responses were received by Planning Board and HV Labarba to initial review comments provided for last month's meeting. A second review letter was provided by HV Labarba on March 1, 2019 addressing the revised documents received on January 17, 2019. The applicant's engineer provided a response letter on March 5, 2019. Overall, the comments were responded to appropriately and a final set of updated documents (drawings and SWPP) will be provided to the Planning Board for site plan approval. The ZBA provided conditional approval of the Project special use permit on March 5, 2019. Some of the conditions outlined in this approval include:

- Completion of Planning Board site plan review
- SWPPP approval by NYSDEC
- Receipt of necessary approvals from NYSDEC or USACOE related to wetlands or streams affected by the project.
- Filing a NOI with the NYS Department of Agriculture and Markets through NYSEDA
- Execution of a decommissioning agreement with the Town
- Successful negotiation of a PILOT agreement with the Town of Pittstown and Rensselaer County.

Member Monahan made the motion for conditional site plan approval pending resolution of the items noted by the ZBA, receipt of revised plans incorporating comments as noted in the Chazen response letter dated March 5, 2019, and incorporating comments provided by the Pittstown Fire Department as noted in the PV Solar response letter dated February 28, 2019 with Member Herrington seconding the motion:

"The Town of Pittstown Planning Board acts as follows on a site plan review for the Special use Permit Application submitted to the Town of Pittstown Zoning Board of Appeals.

Whereas the Applicant, Borrego Solar, has provided the following materials to the Town of Pittstown in the fulfillment of the requirements of Local Law #3 – 2016, SOLAR ENGERY SYSTEMS AND EQUIPMENT LAW, and the TOWN OF PITTSTOWN LAND USE REGULATIONS:

- Full Environmental Assessment and Agricultural Data Statement, January 23, 2019
- Site Use Permit Set Plans prepared for the project by PV Engineers, revision date February 18, 2019

PV Solar – Tamarac Road (continued)

- Has received conditional approval from the Town of Pittstown Zoning Board of Appeals on March 5, 2019.

Resolves that the submitted site plan documents to construct the proposed Solar Energy Project is hereby conditionally approved. To fulfill the conditions, the applicant must:

- Satisfy all conditions required by the Town of Pittstown Zoning Board of Appeals conditional approval.
- Submit revised plans incorporating all comments as noted in the response letter provided by the Applicant's engineer "The Chazen Companies" dated March 5, 2019
- Incorporate site requirement comments provided by the Pittstown Fire Department as noted in the PV Solar response letter dated February 28, 2019 in the revised set of plans to be submitted.

A vote was taken. The motion was carried unanimously by the Board.

Adjournment

Member Monahan made the motion to adjourn with Member Herrington seconding the motion. A vote was taken. The motion was carried unanimously by the Board.

Respectfully Submitted By:

Colleen Thomas  
Planning Board Clerk

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