

"Minutes are not official until approved by their respective board."

TOWN OF FALLSBURG PLANNING BOARD WORK SESSION

July 14th, 2016

In attendance: Arthur Rosenshein, Chairman, Irv Newmark, Mollie Messenger, Code Enforcement, Robert Geneslaw, Town Attorney, Paula E Kay, Deputy Town Attorney, Will Illing, Town Engineer

- Arthur Rosenshein called the meeting to order at 7PM.

PUBLIC HEARING:

- **Paula E Kay:** We have 3 hearings scheduled for tonight, however the board cannot officially open the hearings, but since the public is here, we are going to have the applicants to give a brief description of their project and we will allow the public to speak if they so choose. It will not be considered a public hearing persay. Then in terms of any actions, there are no actions that the board can take because we have less than our quarrum. There are a couple items up for discussion, but we can't, for example, any of the extensions we can't grant. The lot line can't be granted. With that being said.
 - **Arthur Rosenshein:** I don't think we can get a second meeting this month.
 - **Mollie Messenger:** I will have to see.
 - **Arthur Rosenshein:** Let's have a brief overview of what you are presenting.
1. CENTER FOR DISCOVERY – SBL# 34-9-1.1
 - Glenn Smith and David Fanslau represented.
 - Glenn Smith: This is a house on Main Street in Hurleyville that the Center owns on the corner of Main and Thompson. It is across from the Sullivan County Museum. What is proposed is a 4 bedroom group home with an addition on the back of the building. Basically it's the house there now.
 - Arthur Rosenshein: How many?
 - Glenn Smith: There is variance of side yard setback variance, a lot size variance. Lot coverage variance. 3 or 4.

- Arthur Rosenshein: How many possible?
- David Fanslau: 6.
- Glenn Smith: The existing house as is on the lot has side yard set back, it is a 100 year old house.
- Arthur Rosenshein: Any questions?
- Public: The building, the new construction is that going to be attached to the village house behind it?
- Glenn Smith: Only attached to the main house, 4 bedrooms attached to the main house.
- Public: Is the main house something else too?
- David Fanslau: We need a garage for the weekend parking.
- Arthur Rosenshein: Anyone else? Okay.

2. FALLSBURG FISHING & BOATING – SBL# 60-1-29/60-1-30.2

- Brian Edwards and James Kraton represented.
- Brian Edwards: It is the product of a deoverlap from some years ago. If you have the map, it's on there. It's a small portion being reclaimed to them by the Fallsburg Fishing club. They will claim the .46 acre portion of the disputed parcel to the club.
- Arthur Rosenshein: This sounds like something we would do in 3 minutes.
- James Kraton: That's what we thought, we thought this was easier than going for a law suit. We highly encourage, with the master plan, allow you guys to take that so you don't have to hear those types of lot line adjustments coming in.
- Arthur Rosenshein: This one is pretty minimal. Thank you.

3. FOX LODGE CAFÉ – SBL# 2-1-11.2

- FLC Rep represented.
- FLC Rep: There are many people who live here, come to the bus station to get some coffee or tea.
- Arthur Rosenshein: It's mostly for people who will be there, but it will be open to others?
- FLC Rep: Yes.
- Arthur Rosenshein: Again my apologies, do you have any questions?
- Public: (Inaudible)
- FLC Rep: It's coffee, tea.
- Arthur Rosenshein: Will you be making your own?
- FLC Rep: Yes, there will be treats.

POST PUBLIC HEARING DISCUSSION.

- Arthur Rosenshein: On your other project, do we have mailings on that yet?
 - David Fanslau: We gave 38 notices for lead agency. You gave yourselves lead agency, we didn't really start with anything. We'll be starting fresh.
 - Arthur Rosenshein: Okay, sorry about that.
 - Paula E Kay: There are a couple items that we can informally talk about. Maybe number 4 on old business as well.
 - Arthur Rosenshein: Anyone here representing?
1. ROSEMOND SOLAR, LLC – SBL# 30-1-9.4 – Requests conceptual review for a solar field. Zone: REC-2. Acres: 35. Location: 191 Rosemond Rd., Woodridge.
- John Reagan represented.
 - John Reagan: We're a company based in Santa Monica California. We are a young company, but we already had in development stages about 240 gigawattz across the country. North Carolina and Texas we are constructing. Now we are looking in New York for solar. One of the programs is a community solar program, or a community distributed generation program. What that means for us, we are looking to develop roughly greater than 2 megawatt solar farms and sell that power locally to whoever wants to buy it. The company went out looking for land for that, in New York for 2 megawatts of solar power, we need 20 acres of land. Then we can work around the features of the land to fit it in. We identified some properties. Now we're going through the process and beginning stages.
 - Arthur Rosenshein: This is such a new thing for us.
 - Irv Newmark: Will you see this from the road?
 - John Reagan: You probably won't. We want to work through the Zoning process, we can provide screening.
 - Irv Newmark: In this particular location you won't see it.
 - Arthur Rosenshein: The only issue as far as safety, this came up at the college.
 - John Reagan: This is considered a power plant so there will be a fence around it. There will be vegetation that we will control through mowing or weedwhacking. Some town suggested we work with some shepherds and bring some goats in. We can consider something like that. We try to stay away from chemicals unless it is necessary.
 - Arthur Rosenshein: Be prepared for fire access. I assume there will be plastic involved.
 - John Reagan: No the panels are a silica, high grade type. Glass, aluminum framing and rack. No other materials.
 - Arthur Rosenshein: Those will be questions that will come up, how to shut it down in case of fire. Those kinds of things. Just make sure you know them.
 - Paula E Kay: Another question the applicant needs to look at is zoning. We don't have it in our code. We need to look at that, the Town Board needs to look at

that. Is this the appropriate zoning district for solar. This is REC-2.

- Will Illing: That's not permitted use then.
- Arthur Rosenshein: It was contemplated at all when the zoning plan was written, therefore I'm not sure what we default to.
- Public: Have you looked into those fields in the area?
- John Reagan: Our company is very particular in obtaining finances to build these things, we do quite a bit of design diligence on these properties to make sure there's no wetlands, no contamination, no endangered species. We try to reduce the risk of that site as much as possible so our investors will continue to invest.
- Public: Have you spoken with any local organizations to recommend community power?
- John Reagan: We intend to start marketing the power, maybe 6 to 8 months away. We're required to qualify for service centers to sell power within the utility district. We will be selling power to consumers, offices, so on and so forth.
- Brian Manown: You sell direct?
- John Reagan: Yes we will establish contracts with individual, your power bill will then be credited. Your NYSEG bill would be lower. Our target is to sell our power at the low existing budget.
- Brian Manown: The particular property you are talking about, that's all forest, right?
- John Reagan: Much of it is, yeah.
- Brian Manown: How much will be cleared?
- John Reagan: Quite a bit. If there are concerns about that, we look to the Planning Board.
- Arthur Rosenshein: The bad news it is in service, the good news is underneath is (inaudible). In other words when the water hits the panel it will run off, but the panels are above the ground so that will be an interesting engineering question.
- John Reagan: We have been talking with the DEC and they believe our panels are impermeable.
- Arthur Rosenshein: Your panels are impermeable, but the ground underneath.
- John Reagan: They are basically piles driven into the ground.
- Arthur Rosenshein: That will be a question that comes up.
- Mollie Messenger: As to not lose a bunch of time, I wasn't sure if you just wanted to say Keystone and the planner will be on this one, they can start an escrow. He can move forward and send to Keystone.
- Paula E Kay: I do want to look at the zoning to make sure the district is appropriate.
- Mollie Messenger: You can contact my office so you can start setting up escrow and sending materials to all the appropriate offices. Make it more productive.
- John Reagan: Okay that is where I will leave it. If you are interested in more, I can email. Thank you very much.
- Arthur Rosenshein: We are going to have to set up some rules and see where it goes. That is all we can do.
- Paula E Kay: Camp Ohr?

- Arthur Rosenshein: We can have a discussion.