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**MINUTES MEETING  
Town of Halfmoon Planning Board, 2018  
July 9, 2018**

**Those present at the July 9, 2018 Planning Board meeting were:**

**Planning Board Members:**

Don Roberts –Chairman  
Marcel Nadeau- Vice Chairman  
John Higgins  
Tom Koval  
Richard Berkowitz-absent  
Thomas Werner

**Planning Board Alternates:**

Mike Ziobrowski

**Coordinator Building, Planning and Development:**

Richard Harris

**Planner:**

Paul Marlow

**Town Attorney:**

Lyn Murphy-absent

**Deputy Town Attorney:**

Cathy Drobny

**Town Board Liaison:**

John Wasielewski  
Jeremy Connors

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*Chairman Don Roberts opened The Planning Board Meeting at 7:02 pm*

*John Higgins made a motion to Approve the June 26, 2018 Planning Board Minutes with corrections. Mike Ziobrowski seconded. Minutes Approved.*

*Marcel Nadeau recused himself; he was not present at the last meeting.*

**New Business:**

**18.119            Lincoln Mattress & Rug Company, 1683 Route 9, (St. John Plaza) - Sign**

**Tom Pratico:** Hi my name is Tom Pratico with Bast Hatfield and the Rexford Group here tonight for a sign approval for the Lincoln Rug Company, they have occupied the space that was previously occupied by a tenant that is no longer there, the sign is very similar in size and shape they are individually lit, lit letters, LED letters and that's pretty much it. It was Shron Uniforms before.

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**Don Roberts:** Ok your just replacing what was there

**Tom Pratico:** That's it.

**Don Roberts:** Ok, questions by the Board?

**Marcel Nadeau:** Just a question on the LED the illumination is it a brightness or its timed or what?

**Tom Pratico:** Yes their all timed

**Marcel Nadeau:** Ok

**Don Roberts:** It's going to be the same illumination as before as well?

**Tom Pratico:** The same thing, everything the same.

***Mike Ziobrowski made a Motion to Approve Lincoln Mattresses Sign application. Tom Koval seconded. Motion Carried.***

**Tom Pratico:** Thank you.

**18.104      Salvatore S. Iavarone CPA, 6 Willow brook Terrace- Home Occupation**

**Sal Iavarone:** Hello my name is Sal Iavarone Im doing a Home Occupation application, when I built the house in 96' from Belmonte Builders we checked to see if there was anything there wasn't so they told me I should do this so Im doing the permit. I'm an independent CPA, so I do taxes for a living and I work out of the house that's all.

**Don Roberts:** How many employees?

**Sal Iavarone:** I just have really myself and then I have 4 sisters that help me so I get the lectures of all different things during the day and then during tax season I will get one outside person.

**Don Roberts:** Questions by the Board?

**Tom Koval:** How many people that work for you reside in your home?

**Salvatore Iavarone:** That resides in my home?

**Tom Koval:** Do your sisters reside with you?

**Sal Iavarone:** No they do not, no they all come at different times and its concentrated during tax season of course, like right now I will get one sister tonight but, just during tax season.

**Marcel Nadeau:** Where do they park when they come?

**Sal Iavarone:** They park in the driveway

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**Marcel Nadeau:** How many cars would that be?

**Salvatore Iavarone :**It could be , they all dont come at once but it could be as many as 4 or 5 cars could be there at a time, and I've had the Town , what do you guys call it that drives by and there really hasn't been a problem so..

**Marcel Nadeau:** But there could be four cars there at one time, but we try to strictly go into the parking lot, I mean the driveway

**Tom Werner:** At any one time how many clients might be coming in for tax reasons?

**Sal Iavarone:** Only people that drop off stuff I dont really sit with any person for a long time so its like you dropping off your taxes, you would drop them in the drop box I've got in front or your gonna knock on the door and hand them to me, so I mean could be during tax season it could be you know ten people a day

**Tom Werner:** And they would come and go?

**Sal Iavarone:** Well, come and go yea.

**Tom Werner:** At some point you've prepared their form isn't it something you would sit down and answer questions?

**Sal Iavarone:** No I dont do that , no I dont have the time for that , so I usually call them up tell them what they've got then E file it and mail it out to them

**Marcel Nadeau:** Going back to the cars again how many vehicles do you have yourself?

**Sal Iavarone:** 2 vehicles, yea they are in the garage

**Marcel Nadeau:** Ok, they are in the garage ok

**Sal Iavarone:** And I extended my driveway, the width of my driveway a couple of years ago so you could fit cars in there.

**Don Roberts:** Now since this is a home occupation we are going to need a public hearing you're aware of that right?

**Sal Iavarone:** I thought this was the Public Hearing

**Don Roberts:** No, there is going to have to be a public hearing and the neighbors must be notified

**Sal Iavarone:** Oh I thought this was it Im sorry

**Marcel Nadeau:** No this is just application for Home Occupation is that correct?

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**Richard Harris:** The Board can set a Public Hearing at a public meeting, but legally we aren't allowed to

**Sal Iavarone:** Alright

**Don Roberts:** So I would suggest we

**Richard Harris:** Only the Board can set a Public Hearing at a public meeting, so this is the first public meeting since he submitted his application so you can set the Public Hearing tonight

**Sal Iavarone:** I do my neighbors across the street and next to me I do their taxes is that something thats a formality or ?

**Tom Koval:** It's legality

**Richard Harris:** We're legally required to

**Sal Iavarone:** And how many neighbors do you send them out to? Not that I care but

**Richard Harris:** Code requires at least the property owners of property that border your property or are across the street from an imaginary linear extension of your property line, so it looks, Im estimating, 1,2,3,4,5,6, maybe 7 from that picture

**Sal Iavarone:** So I do four out of the six

**Richard Harris:** So that should help you, it isn't limited to those people that can speak or send in letters or emails

**Sal Iavarone:** I only had one lady one time complain about somebody parked in front of her mailbox which they could have been there for a second but that was it, but other than that I dont think I have any other complaints.

**Don Roberts:** Ok

**Marcel Nadeau made a Motion to set a Public Hearing for July 23, 2018 for Salvatore Iavarone CPA Home Occupation. Mike Ziobrowski seconded. Motion Carried. Public Hearing set.**

**Sal Iavarone:** Ok, do I have to do anything special?

**Don Roberts:** Just show up and explain what you want to do and listen to the people.

**Sal Iavarone:** Same thing again, ok .

**Don Roberts:** See you the 23rd, thank you.

**Sal Iavarone:** Thank you.

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**18.114 Integrative Health Solutions LLC, /Teen Empowerment Summer Program- 13  
Flintlock Lane- Home Occupation**

**Joel Byron:** Hi good evening my name is Joel Byron and Im the founder of Integrated Health Solutions, so Im looking for a Home Occupation permit , Im looking to run a small group teen program thats focused on reducing stress anxiety and depression, I'm a health coach and a life coach and so its just bringing, Im going to limit it to about 10 teens since it is in the home but Im expecting to out grow that and look to rent property outside of the Summer, so just while Im in my home Im looking at 10 people in the home all at once, I have six that are interested now all of them are drop offs , that time of day that Im looking is Monday through Friday from 9 am to 12 pm , but there is a chance that I might have a teen whose driving and may need to park and so there is a little bit of parking room in the little, on my street its off the main street but again thats going to have to go in front of my neighbors to say what they think and to you .

**Don Roberts:** Now for Home Occupation we can't allow parking on the street just so you know that

**Joel Byron:** Ok, ok that's good to know so then Im limited to one additional car since my car takes up the other spot.

**Don Roberts:** Any questions from the Board?

**Marcel Nadeau:** So you could have as many as 10 people there at one time?

**Joel Byron:** Right, right that's what I expect that I can fit comfortably in my home

*Tom Koval made a Motion to set a Public Hearing for Integrative Health Solutions on July 23, 2018. John Higgins seconded. Motion Carried. Public Hearing set.*

**Don Roberts:** See you on the 23rd.

**Joel Byron:** Thank you.

**18.111/18.112 Freezing Spot, 222 Guideboard Road (Plaza 222) - Change of Use/Tenant**

**Yu Wang:** Hi I'm representing my dad who is the tenant of Freezing Spot at 222 Guideboard Road. We are making a rolling ice cream shop its frozen yogurt and you put it in this ice frosting machine and your roll up the ice cream, you can put in any type of topping on it and what customers do is they go to the cashier and they order what they want and just go and see the worker making the ice cream in front of them and our expected parking space during peak hours around 8 parking spaces.

**Tom Koval:** Your deliveries are a concern of ours

**Yu Wang:** We are not doing deliveries

**Tom Koval:** No, no no not you delivering, your inventory coming in your product, your raw product, you have delivery space available behind the building?

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**Yu Wang:** Yes there is some, there is a couple of parking spaces behind the building where employees park

**Tom Koval:** Ok, we would like you to have any deliveries you would have of your milk or whatever you make it out of to come in through the back of the building , no deliveries through the front door of the building, just because the nature of that parking lot im sure you know its a little tight getting in and out of there sometimes, we've had issues with the trucks parking length wise in front of the other businesses and it blocks the customers from being able to back out of their spaces so its a little, so basically all we are asking is if we approve this tonight that you make sure whoever your suppliers are they deliver through the back of the building and not park in front of the building.

**Yu Wang:** Ok, our landlord also spoke to us about that.

**Tom Koval:** Ok perfect, we just wanted to make you aware of it.

**Yu Wang:** Ok

**Don Roberts:** So you are going to have 1 full time employee, 2 part time employees and one seasonal?

**Yu Wang:** Yes most likely, we haven't decided, we will probably start out with 2 and then as it gets busy we will hire more.

**Tom Koval:** And your signs are replacing existing signs no change in size or anything?

**Yu Wang:** No it's just like a plastic board into the box

**Tom Koval made a Motion to Approve Freezing Spots Change of Use/Tenant application. Mike Ziobrowski seconded. Motion Carried**

**Tom Koval made a Motion to Approve Freezing Spots Sign application. Marcel Nadeau seconded. Motion Carried.**

**Yu Wang:** Ok, thank you.

**Don Roberts:** Your welcome, good luck

### **18.113      Darn Good Yarn, Inc., 11A Solar Drive - Change of Use/Tenant**

**Nicole Snow:** Hi there Nicole Snow Im the CEO of Darn Good Yarn and Im just applying for a change of tenant at 11A Solar Drive

**Don Roberts:** What are you going to be doing there?

**Nicole Snow:** Distribution for an E-Commerce company.

**Don Roberts:** We are going to need more than that

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**Nicole Snow:** Ok, so we do shipping and receiving of the product that we get in to our customers who purchase product on our website

**Don Roberts:** So there will be no one coming to the store, there will be no retail?

**Nicole Snow:** No we have maybe once a week we will have a wholesale customer come and pick up from our location, but not direct retail to the consumer.

**Don Roberts:** Ok questions?

**Tom Koval:** You have 10 full time employees, three part time there is enough parking onsite for it?

**Nicole Snow:** Yes Sir

**Tom Koval:** Deliveries, there is a loading dock or something?

**Nicole Snow:** Yea we have two docks, we have a roll up door and an actual loading dock itself. All UPS, FEDEX like general couriers coming in on a daily basis

**Tom Koval:** No sign or anything at this time?

**Nicole Snow:** No I'll see you guys in about a month or so for that.

*Tom Koval made a Motion to Approve Darn Good Yarn Incs Change of Use/Tenant application. Marcel Nadeau seconded. Motion Carried.*

**Don Roberts:** You're all set

**Nicole Snow:** Ok, thank you.

**18.115/18.116**      **Roots Barber Company, LLC, 1603 Route 9, Unit #2 (Town Center Plaza)-  
Change of Use/Tenant & Sign**

**Jordan Maynard:** Hello all my name is Jordan Maynard we are seeking a change of use and a sign application approval, we are not going to be changing any dimensions on the sign we are going to be replacing exactly what is there its a 2x4 sign and yea thats about it

**Don Roberts:** How many chairs?

**Jordan Maynard:** five

**Don Roberts:** Five chairs, hours of operation?

**Jordan Maynard:** Tuesday through Sunday 10 to 7, Tuesday through Friday, Saturday 10 to 5, Sunday 12 to 5.

**Don Roberts:** Ok any questions?

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**Don Roberts:** Ok, thank you, any questions?

*Marcel Nadeau made a Motion to Approve Roots Barber Company's Change of Use/Tenant and Sign application. John Higgins seconded. Motion Carried.*

**Don Roberts:** Good luck.

**Jordan Maynard:** Thank you.

**18.117/18.118**      **GT Toys LLC, 1516 Route 9 ( former Louis Henry) - Change of Use/Tenant & Sign.**

**Greg Goldstein:** Hello Im Greg Goldstein representing myself , its a used car lot , its going to become a used car lot so its the same use and we are just going to change the sign faces is the application.

**Don Roberts:** You are going to have cars and other vehicles for sale right?

**Greg Goldstein:** Yes

**Tom Koval:** You are not going to be repairing anything, no onsite repairs?

**Greg Goldstein:** None, just retail cars

**Tom Koval:** How many spaces are you looking to get?

**Greg Goldstein:** There are approximately 50 to 80 on that property, now I probably will only utilize 20 to 40 of them.

**Tom Koval:** We would be alright with 30 units, not 30 cars and ten boats, it would be 30 units total.

**Greg Goldstein:** 30 units Im alright with that

**Marcel Nadeau:** I think the site plan only shows 32 units, 32 parking spots?

**Richard Harris:** Yea the last approved site plan showed about 38 lined spots and they were all towards the front , Im guessing with out researching the original approval it was probably was overflow inventory that was allowed to be in the back kind of where ever you could fit it kind of thing so thats probably if I had to guess where he is getting 50 to 80 spots , basically the whole pavement area versus the site plan showed pretty much from the front of the building to route 9 , 38 spots lined that just has to do with the history of it.

**Greg Goldstein:** I want to clarify something, there are two buildings on that property and DMV had me turn one into suite one and one into suite two because there are two different tenants in the buildings so I dont know what his parking is.

**Tom Koval:** We allowed him I believe five vehicles when we approved him a few, maybe a year ago a few months ago now, 4 pm, and 8 pm week days what size is the sign is it staying the same size?

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**Greg Goldstein:** Same exact sign box illumination all just a change of face.

**Tom Koval:** Internally illuminated?

**Greg Goldstein:** Yup

**Marcel Nadeau:** So you're saying retail and wholesale so you've got drop offs you've got trailer trucks dropping off?

**Greg Goldstein:** Im not expecting tractor trailers no

**Kevin Koval:** What is your primary mode of moving them? A small flatbed?

**Greg Goldstein:** People, drivers.

**Tom Koval:** Drivers

**Don Roberts:** If you were to have any deliveries by truck you cant do it on route 9 you've got to do it on your own property

**Greg Goldstein:** Correct

*Tom Koval made a Motion to Approve GT Toyz Change of Use/Tenant & Sign, with the maximum units being 30. Tom Werner seconded. Motion Carried.*

**Greg Goldstein:** Thank you.

18.120/18.121      **Daphne Jordan for State Senate, 1471 Route 9, Ste 106 ( Crescent Commons) - Change of Use/ Tenant & Sign**

**Daphne Jordan:** Good evening Hi Im Daphne Jordan and I am the applicant, I am seeking just a change of Tenant, the sign would be covering the existing spaces, no difference in size and you can see the design of it is rather simple, as far as the change of tenant this will be used more as an office rather , its not a retail space so we dont expect the traffic that a retail store would have in the shopping center, there would be one full time volunteer working in there during the shopping center hours of 10 to 8 there may be someone there earlier and there may be someone there later and there maybe as many as three people working at the same time and there is also parking in the back too.

**Don Roberts:** Ok any questions?

*Marcel Nadeau made a Motion to Approve Daphne Jordan for State Senate's Change of Use/Tenant and Sign. Tom Koval seconded. Motion Carried.*

**Daphne Jordan:** Thank you very much.

**Don Roberts:** Good Luck.

18.100      **Monolith Community Solar Farm , Hudson River Road - Site Plan**

*John Higgins recused himself*

**Don Roberts:** Anyone here? We will try again at the end of the meeting.

**18.109      Giffy's Bar - B- Cue/ Powers Pub Expansion, 130 Meyers Road - Site Plan**

*John Higgins and Cathy Drobny recused themselves.*

**Bryah Gifford:** Bryah Gifford with Giffy's Bar - B- Cue and Powers Irish Pub, as no surprise I am back and we had recently been approved to turn the historical barn on the property of Powers there into a catering commissary for Giffy's, now I am back with site plan and designs to make it into a banquet and catering facility. So we currently have the barn restored and the kitchen commissary down stairs I am seeking to add an addition to the south side of it which is similar in size to the old addition I was actually on the barn forever and ever and it was actually torn down a number of years ago and that new space is to service the barn so no additional seating Im looking to add a new entrance way to get a little bit further back off the road , bathrooms a bar area an elevator for the service area to come up and down and an entrance way so its all to service the barn so that way the barn is used for seating. Also on the site plan here is added on the route 9 side the option of adding a deck area to be able to have if you had a cocktail period or somebody would step outside again no additional seating people would be able to have an outside area for people to mingle on and on the north side a small addition to possibly add just a little bit more seating and or my main thought of that is actually it would be more of just like a little dance area or a DJ area you can see there is additional parking with handicapped spots also on the North side the only thing that is not on this new site plan that I am also possibly thinking of adding on that I would like to mention is a small walk in cooler on the side of the Powers building so that would be a Powers item.

**Don Roberts:** Then that should be added to the site plan you know that

**Bryah Gifford:** Correct and it will be added to the site plan on there yes.

**Don Roberts:** And as you know this is an expansion of a pre-existing non-conforming use, I have no choice but to deny this application

**Bryah Gifford:** Correct, I am here to answer any questions to see where we are.

**Don Roberts:** Any questions before we deny?

**Tom Koval:** Bryah do you have a handicapped ramp for this new addition?

**Bryah Gifford:** We do not because it was removed but correct, no but luckily no the new addition is actually ground level so there is actually a sidewalk, so actually if you look at the new addition part the actual arrow thats coming in on that new addition part is where the entrance would be and then a sidewalk connecting the two building so it would be right at ground level to be able to come right in handicapped accessible, no step.

**Marcel Nadeau:** I thought on a previous application where the dumpsters were located and then they were removed I thought we had issues about parking in that area? Is that correct

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**Richard Harris:** He was required by the ZBA to put up no parking signs along the road which he did do

**Bryah Gifford:** And gravel space to be able to get vehicles to get off the road

**Richard Harris:** He is proposing spaces right to the left

**Bryah Gifford:** The spaces were already there

**Richard Harris:** They are not lined like those though, are you going to pave those

**Bryah Gifford:** They are not lined so I would leave it gravel but I would line it and put a handicapped spot in so that way handicapped folks from the north side would be able to get in easier instead of using the new parking lot that we built up on the hill.

**Richard Harris:** Is that what you mean Marcel?

**Marcel Nadeau:** Im looking at where it says there are 7 new parking spots my concern is they are backing out onto Meyer road? They are backing out onto Meyer road to get out.

**Richard Harris:** Correct, they could be.

**Bryah Gifford:** Yea, so that's already the parking that was approved for my catering vehicles when we did the catering facilities, so I park catering vehicles there right now

**Richard Harris:** There is nothing against them, it's not ideal I dont think there is anything in the perimeters

**Marcel Nadeau:** Tom you have some concerns about that before.

**Tom Koval:** I did shoot somebody down for that before

**Marcel Nadeau:** that's what I thought.

**Don Roberts:** Well how do we correct that?

**Marcel Nadeau:** Again I am just bringing it up.

**Mike Ziobrowski:** At one point in time there was the question of the dumpsters, we located the dumpsters on the map prior

**Marcel Nadeau:** Well the issue is we had before is the dumpster, because the truck had to back up on Meyer road

**Mike Ziobrowski:** That's right, exactly, and then there was parking on the north side of the barn and we questioned that, and then we determined where the dumpsters would actually be I dont believe the dumpsters are shown on this map here

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**Bryah Gifford:** they are not so they unfortunately didnt get it on this site plan and they will be on the new one and also with that cooler for the ZBA, the dumpsters have been moved to the new parking lot up o the hill , completely out of the way. Completely out of the way.

**Tom Koval:** Is there any way to move those spots further towards route 9 towards that stream to give it to give anybody swing room before they hit the guard rail?

**Bryah Gifford:** There certainly is and again that will depend upon how close we can get to the stream or not, the gravel that is there I mean I already currently park an 18 ft. refrigerated truck there. So I mean a car is definitely going to fit there

**Tom Koval:** I think it would be more palatable if someone was backing out of their spot if they could make their swing before they entered the roadway.

**Bryah Gifford:** Well thats what Im saying right now i currently have an approval for parking my catering vehicles there and my catering vehicles are 18 ft diesel refrigerated trucks if that can fit there and still pull out certainly a car could

**Tom Koval:** We would need to see that on the site plan that the space was actually deep enough

**Bryah Gifford:** Deep enough? Sure which I would imagine easy to do we measure it

**Don Roberts:** Anyone else?

**Richard Harris:** They are not approving anything tonight, I think your here for the suggestions, if and when you come back for site plan

**Bryah Gifford:** Correct

**Richard Harris:** Also look at possibly pulling them closer to the stream and angling or turning them so that there is an aisle between Meyer road and route 9 , Im no design engineer here or architect , surveyor but you could probably fit 2 or 3 spots ,

**Bryah Gifford:** You might be able to parallel park them there

**Richard Harris:** You might me able to build a small parking lot with like 1,2,3 an aisle and maybe 4 here, you might be able to do that, I dont know but I would look at that because they obviously have a concern

**Bryah Gifford:** I mean right where it is showing right now where those parking spots are , in the distance that its showing between that and the creek it looks good on a map in reality it is a , where that parking lot ends it drops off

**Marcel Nadeau:** In reality it's a very small area

**Bryah Gifford:** It's a very small area yea. But like I said I do have you know one truck that I park there that is quite long and has no problem parking there and pulling in and out.

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**Richard Harris:** When they park it when that truck parks there, is it parallel to Meyers road?

**Bryah Gifford:** Nope I back it in

**Don Roberts:** Anyone else?

**Tom Werner:** Is this something Joe you will look at with the geometric and all of that?

**Joe Romano:** Yes

**Don Roberts:** Like I said at this point we need to deny because its expansion of a pre- existing non conforming use.

*Tom Koval made a Motion to Deny Giffy's Bar- b- Cue's Site Plan application.  
Marcel Nadeau seconded. Motion Carried application Denied.*

Bryah Gifford: Thank you, see you next time around

**Old Business:**

**18.074      Lands of Hayes and Tenace ( Brady Trust), 298A Grooms Road - Minor Subdivision .**

**Kevin Weed:** Good evening my name is Kevin Weed with VanGuilder and associates here representing Rick Brady the applicant. What we have before the Board tonight is a proposal for a two lot subdivision located at 298 Grooms road the parcel is currently 3.37 acres in size with an existing duplex, existing garage some sheds, on public water and public sewer. The proposed lot B that would show on the bottom of the map will contain all of these existing improvements and will be 1.79 acres in size. The proposed lot C up above will be for the construction of a single Family residence which will utilize public water public sewer as well as utilize the existing driveway onto grooms road through an existing ingress, egress and utility easement so there will be no additional curb cuts onto Grooms road, and the proposed lot C is 1.58 acres in size. In order to accomplish this, this application was before the zoning board earlier this month for 4 variances each lot required a variance for the frontage on Grooms road and lot B required two additional variances for the front yard set back to the duplex and the shed and all four of these variances were granted at the meeting earlier this month. The existing duplex is owned by the applicant, is utilized by the owner and his family and due to a medical condition they now need a single story ADA compliant ranch house which is proposed to be built on lot C and that is the application we have before the Board tonight.

**Don Roberts:** Now there will be a no cut buffer between this property and the Timberwick properties right?

**Kevin Weed:** The lots in the rear yes, the applicant has already stated that he is willing to put up some screening on the top of the bank where it is the most advantageous and also if a no cut buffer is requested from there back that he is fine with that.

**Richard Harris:** What's that distance to that no cut buffer approximately?

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**Kevin Weed:** From the top of the bank back to the property line is approximately 92 feet it varies because the property line is the stream

**Don Roberts:** That should be adequate I think, thank you. Questions by the Board?

*Marcel Nadeau made a Motion to set a Public Hearing for July 23, 2018 for Lands of Hayes and Tenace. Tom Koval seconded. Motion Carried, Meeting Set.*

**18.100      Monolith Community Solar Farm , Hudson River Road - Site Plan**

*John Higgins recused himself*

**Andrew Peterson:** Good evening Im Andrew from Monolith Solar , we're proposing on this site a 400 kilowatt community Solar Farm , we chose this site because it's mostly clear so we dont have to clear anything and its unique because its hidden and a lot of the communities dont like to see these out on the road. This was a perfect spot we entered into a lease with the owner of the property for 20 years we are looking to build this as soon as possible, the NYSERDA guidelines keep dropping our incentives each month it seems Im not sure its probably going to run out at some point, this is a very basic simple project for us I know municipalities think their complicated and thats understandable we do about three of these a week throughout the State. With this there is no ground work other than the minor trenching and the access roadway.

**Don Roberts:** As your aware since you do this a lot, as you are aware the Town is going to be asking for a bond in case something happens before the lease is up and the equipment is removed, just so you are aware up front on that.

**Andrew Peterson:** Is it going to be a bond or cash?

**Don Roberts:** It's going to be a bond I would think wouldnt it?

**Lyn Murphy:** Most take bonds

**Andrew Peterson:** You do take bonds ok, I left the Town of Rotterdam right before this and they required cash, not a good thing.

**Don Roberts:** Just so you are aware ahead of time.

**Andrew Peterson:** Yea no bonds are simple, bonds we work with DOT and the Thruway Authority we have to pull bonds all of the time.

**Don Roberts:** Right, any questions by the Board?

**Marcel Nadeau:** Can you explain where you are on Hudson River road?

**Andrew Peterson:** It's 966 I can't, I'm not sure if I have a full site map here

**Marcel Nadeau:** Is that the lot that was up for sale?

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**Andrew Peterson:** Its just south of the hometown lanes, it's not for sale it's a parcel we are leasing, we are leasing a portion of it, and there is a home on the front of it.

**Tom Koval:** I was looking and it said you weren't planning on fencing in this?

**Andrew Peterson:** We weren't going to fence it in no

**Tom Koval:** Its something that we, I prefer with all these solar sites we have gone with so far

**Mike Ziobrowski:** You're dealing with high voltage and electrical panels

**Andrew Peterson:** Well the high voltage is all under ground and the panels are low voltage until it gets to the transformer

**Tom Koval:** You're in an area where it's prone to a lot of ATV traffic so when you have a lot of people passing through goofing around you tend to sustain some damage but from a safety standpoint we would prefer in all of our solar sites we've approved so far that fencing.

**Andrew Peterson:** Not a problem, it's not a problem

**Don Roberts:** This is going to be referred to our Town engineer anyway and they will address all of that anyway

**Andrew Peterson:** We specify a height requirement?

**Don Roberts:** Its up to our Town engineer he will take care of all of that

**Andrew Peterson:** Ok

**Tom Werner:** Did you say possible future expansion at this site?

**Andrew Peterson:** We are leasing this area , we have been approved by the utility company for the 400 kw if it goes beyond that its going to cost us quite a bit to interconnect so I'm fairly confident it is going to stay at 400 , should it expand in the future we will be back in front of this Board

**Tom Werner:** Thank you.

**Mike Ziobrowski:** There is also a concern in regards to the proximity to the driveway with the neighboring property

**Andrew Peterson:** Ok

**Mike Ziobrowski:** As far as set back this roadway looks like it abuts directly up to the adjoining property, is there a reason why it has to go so close to that property?

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**Andrew Peterson:** There's not we're just going to put that over the area of trenching it just helps after they trench then they'll put the driveway back over that I can move it either way a condition that's fine, is there a certain set back for driveways in the Town?

**Richard Harris:** We don't require it the Board has flexibility as far as the set back but there is no code

**Andrew Peterson:** So whatever you would like to see we can adjust that left or right

**Marcel Nadeau:** How close are you to the railroad tracks as you are going back in?

**Andrew Peterson:** What's that?

**Marcel Nadeau:** I said how close are you to the railroad tracks as you go back in?

**Andrew Peterson:** The railroad requires us to be 100 from the centerline of the railroad; we are 108 from the property so we are probably about 165 from the railroad tracks

**Marcel Nadeau:** Ok, you are aware a lot of people hunt in that area, I just want to let you know.

**Andrew Peterson:** Now I know

**Tom Koval:** And they ride their ATV's

**Marcel Nadeau:** I mean a lot, maybe you might want to put a solid fence

**Don Roberts:** This will be referred to the County Planning Board

**Richard Harris:** Yes it will probably be on this month's County agenda we are sending it up for County

**Don Roberts:** Fire Department

**Richard Harris:** Yea we will send it to fire, fire will follow up on that comment Paul related to you we have four different fire departments in the Town they all pretty much come back with requesting this Board require eighty thousand pound vehicle be able to drive on the driveway

**Andrew Peterson:** Eight thousand?

**Richard Harris:** Eighty.

**Andrew Peterson:** Eighty?

**Richard Harris:** Eight, Zero yea

**Andrew Peterson:** Ok

**Don Roberts:** And we also refer it to Clough Harbor for review

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**Richard Harris:** Yes , I've just got a question about your disturbance, you mentioned in the application, and by the way our emails were down today, we got none, so if you answered, I don't know if I asked you this question in an email I said, but about the disturbance you mentioned 0.17 per 200 kilowatts so thats 0.34 right ?

**Andrew Peterson:** Correct

**Richard Harris:** Then you said it would probably be under an acre of disturbance, did that include the driveway?

**Andrew Peterson:** It would yes

**Richard Harris:** It would ok, I wasn't sure, I didn't know how much disturbance you need for the driveway

**Andrew Peterson:** Sure, when we deal with DEC their looking at the heel of the drive, the heel of the drive is basically six inches, six inches round so it becomes nothing, there is very minor trenching here so a lot of that number is the driveway, we factor that in because this is usually the size of the driveways.

**Richard Harris:** Yea, we had two other solar farms, one was disturbing like 16 acres because of the hills and grades of everything and the other one was like 0.5 because they needed to do nothing like you.

**Andrew Peterson:** This is flat , they will pull in they will put these screws in the ground, they build this with in a week, maybe two at the most and have it interconnected.

**Don Roberts:** Ok, alright so we will get it reviewed and then we will get back to you alright?

**Andrew Peterson:** Alright perfect.

**Don Roberts:** Ok, thank you,

**Andrew Peterson:** Thank you.

***The Board tabled Monolith Community Solars application until further review by the County, the Fire department and Clough Harbor.***

***Marcel Nadeau made a Motion to Adjourn the meeting at 7:38 pm. Tom Koval seconded. Motion Carried, Meeting Adjourned***