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**MINUTES MEETING  
Town of Halfmoon Planning Board  
October 12, 2021**

**Those present at the October 12, 2021 Planning Board meeting were:**

**Planning Board Members:**

Don Roberts –Chairman  
Marcel Nadeau- Vice Chairman  
John Higgins  
Tom Koval  
Rich Berkowitz  
Thomas Werner  
Mike Ziobrowski

**Planning Board Alternates:**

Brendan Nielsen-absent  
Chuck Lucia

**Coordinator- Building, Planning and Development:**

Richard Harris

**Senior Planner / Stormwater Management Technician:**

Paul Marlow

**Town Attorney:**

Lyn Murphy

**Deputy Town Attorney:**

Cathy Drobný

**Town Board Liaison(s):**

John Wasielewski  
Eric Catricala

**Town Engineers:**

Joel Bianchi - absent  
Walt Lippman (MJ Engineers)

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***Chairman Don Roberts opened The Planning Board Meeting at 7:00 pm***

**Don Roberts:** Good evening, I would like to call the meeting to order, have the Board members had a chance to review the minutes from the last meeting?

**Rich Berkowitz:** I make a motion to approve the minutes.

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**Don Roberts:** Can I have a second.

**Tom Koval:** I'll second it.

**Marcel Nadeau:** I reclude myself.

**Don Roberts:** All in favor aye? (All in favor) Opposed? (None were opposed) Motion carried.

**Public Hearing(s):**

**21.165                    Sitterly Associates, 11 & 13 Corporate Dr. – Minor Subdivision**

**Don Roberts:** Would anyone like the notice read? (No comments) Alright go ahead sir.

**John Hitchcock:** Im John Hitchcock with ABD engineers. I'm just going to through project real quick, we were here in September, to present it to the Board. Its 11 & 13 Corporate Drive , 2 lot subdivision, what we are doing is we are just dividing the parcel into two parcels they would be, 11 Corporate Drive would be 2.1 acres and lot B will be 13 Corporate Drive and be 1.6 acres. There are 3 curb cuts along Corporate Drive for this site. The center curb cut will have reciprocal easements on it. Parking ease and access, we are just here tonight to listen to any public comments and seek approval if you wish to act on it.

**Don Roberts:** Thank you, and at this time we will open the public hearing would anyone from the public in the room like to speak? (No comments) once again would anyone like to speak? (No comments) would anyone online like to speak? (No comments) anyone online wish to speak? (No comments) seeing no one wishes to speak we will close the public hearing, comments by the Board members?

**Tom Koval:** I'll make a negative declaration on SEQR

**Rich Berkowitz:** Ill second

**Don Roberts:** All in favor aye (all were in favor) opposed? (None were opposed) Motion carried.

**Tom Koval:** I will make a positive approval on the application.

**Rich Berkowitz:** Ill second

**Don Roberts:** All in favor aye? (All in favor) Opposed? (None were opposed) Motion carried your all set

**John Hitchcock:** I appreciate it, thank you.

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

***Sitterly Associates– Minor Subdivision***

***APPROVED. Board held a Public Hearing and approved the Minor Subdivision, a lot line adjustment between 11 & 13 Corporate Drive.***

**20.118/ 20.119      Gridworks Office/Warehouse Development, 13 Liebich Lane – Minor Subdivision and Site Plan**

**Don Roberts:** Would anyone like the notice read? (No comments) go ahead Sir.

**Brian Rangone:** Brian Ragone, landscape architect with the Environmental Design Partnership. We are seeking two approvals from the Planning Board tonight, each within the Rolling Hills Planned Development District. The first is a minor subdivision and the second is for a commercial site plan. The existing parcels are owned by Clifton Park Materials and is approximately 86-90 acres which includes property on both sides of Liebich Lane. We're looking to subdivide approximately 6 acres on the northern side, our site is just to the east of the Danforth Company property and after the subdivision this would leave around 46 acres on that side of the road for possible future development. The site plan includes two buildings, one is approximately 53,000 sq. ft. and the back of the site and the other is approximately 10,000 sq. ft. near the front along Liebich. Each building will have warehouse space which that includes loading areas and offices use for administration. Gridworks itself actually plans on moving into the front building while the back building will be fitted for a future tenant. The site will be accessed by two driveways, both coming off Liebich Lane. There is circulation around both sides of the buildings and we have a total of 95 paved parking spaces and 68 land banked or future parking spaces , giving us the option of having a 163 parking spaces if necessary. Each building will be served by Municipal water and sewer , we've addressed a site distance issue that we had by proposing to eliminate some of the woods along the curve of the southern side of Liebich Lane, the fire chief signed off on the plans. We've addressed MJ's comments and I did hear in the workshop as part of the PDD he is required to install the light if deemed necessary by DOT at some point in the future. It's right in the PDD language, just to answer that.

**Don Roberts:** That's it?

**Brian Rangone:** That's it.

**Don Roberts:** Okay thank you, at this time we will open the public hearing, at this time would anyone wish to speak? (No comments) would anyone online wish to speak? (No comments) seeing no one wishes to speak we will close the public hearing, Walt, MJ is all set with this?

**Walt Whitman:** These comments have been addressed yes.

**Don Roberts:** Okay thank you, comments by the Board?

**John Higgins:** Don I had asked previously about the storm water retention and we were told that it was going to be totally on this piece for this piece.

**Brian Rangone:** That's correct.

**John Higgins:** Okay Im looking at the write up and the way it says in the write up at least looks like part of it is on your property and part of it is not is that the write up incorrect?

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**Brian Rangone:** Part of it is temporary basins off to the side of the site their where that road is, where the private road is now, possible future Town road, we are not dedicating it right now. Yea that's a temporary basin, correct and then the other part of it, then there is one on the right side that we created because there might have been a concern when they clear the right side of the property, not on the site but when Valente clears the right side of the property they're gonna use that dirt to fill the site that we are working on and we created a temporary basin there that's plenty big to, if there is any runoff above it so, yea we've

**John Higgins:** So the stormwater will be retained on this site?

**Brian Rangone:** Correct

**John Higgins:** Okay, the reason I ask was because of the problems with the back, okay.

**Don Roberts:** John you all set with that?

**John Higgins:** Yes as long as it's on the side.

**Richard Harris:** Is it temporary is what's proposed

**Brian Rangone:** Yea and then once the future development comes we will have to address it at that point.

**Don Roberts:** Okay but your all set for now?

**John Higgins:** Yes

**Don Roberts:** Anyone else?

**Rich Berkowitz:** I make a motion to have a negative declaration for SEQR

**Tom Koval:** I'll second.

**Don Roberts:** All in favor aye? (All in favor) Opposed? (None were opposed) Motion carried

**Richard Harris:** I just want to clarify one thing, Brian I don't know if we spoke about it or if it was in our emails but the driveway here coming in which will remain on Clifton Park Materials property, I'm not aware of any conversations with the Town, Town Board, Town Highway Superintendent that, that would be a Town road, so you are building it at this point as a driveway, correct?

**Brian Rangone:** We would like to construct it as a Town road but we won't dedicate it, so just in case in the future it does become a Town road, I understand we will have to have inspector or whoever else out for that to be

**Richard Harris:** For you to be able to do that we will have to have the Town engineer inspecting it, we had a similar situation currently on 146 on the property owned by the Abeles where Lissmac was built. Same situation, Abeles plan at some point develop the back nothing is approved they built a driveway to Town specs and we had the Town engineer inspect it, so just be aware of that.

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**Brian Rangone:** There is a possibility where someone comes in and buys the whole rest of the land and it doesn't become anything, but a private road so that, but we will make sure the inspectors are called.

**Richard Harris:** But for right now it is a private road?

**Brian Rangone:** Correct

**Don Roberts:** Okay we have a motion and a secretary for a negative dec on SEQR, we voted affirmative on that, now we need a motion for the approval.

**Rich Berkowitz:** I make a motion to approve the minor subdivision

**Marcel Nadeau:** Ill second

**Don Roberts:** All in favor aye

**Rich Berkowitz:** And make a motion to approve the site plan.

**Don Roberts:** All in favor aye? (All in favor) Opposed? (None were opposed) Motion carried.

**Brian Rangone:** Thank you

**Don Roberts:** You're welcome.

***Gridworks Office/Warehouse Development– Minor Subdivision & Site Plan APPROVED. Board held a Public Hearing and approved the Site Plan to construct two new warehouse buildings and subdivide the existing lot into two parcels.***

**21.004/21.005/21.091      Tech Electric Site Plan , 570 Hudson River Road – Site Plan , Special use Permit & Minor Subdivision**

**Don Roberts:** Would anyone like the notice read? (No comments) go ahead Jason

**Jason Dell:** Good evening, my name is Jason Dell engineer with Lansing Engineering, here on behalf of the applicant for the Tech Electric site plan. We are here this evening for the public hearing for the subdivision and the special use permit as well as to request approval for the site plan. A quick overview of the project, the property is located at 570 Hudson River road. The property encompasses about 8.09 acres and is zoned as part of the W-2 Zone. For the project the applicant would like to construct 2- 4000 sq. ft. warehouse office buildings with associated driveways and parking areas. The project will include the subdivision of the overall 8 acre parcel into a 2.3 acre parcel and a 5.79 acre parcel. There will be one access into the new facility that will be off of the existing access that's out there currently and the site has been allowed, or has been designed and configured to allow for box type trucks we're not proposing 18 wheelers and large trucks like that to access the site, I know that was a question that was brought up by Mr. Higgins last time. Parking for the facility will be in accordance with all of the Halfmoon requirements and at this point in time we have gone through a couple of rounds of review with MJ , we just submitted back this evening , there were a couple of minor technical comments that were still outstanding pertaining to stormwater , we have addressed those

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comments , I don't believe MJ would have had a chance to review those however they have been addressed and we're here tonight to answer any questions from the public in hopes of advancing the project.

**Don Roberts:** Okay thank you, at this time we will open the public hearing would anyone from the public wish to speak? (No comments) anyone online wish to speak? (No comments) okay we will close the public hearing, comments by the Board members?

**Tom Koval:** Can we vote on this without MJ having reviewed this?

**Don Roberts:** Walt what do you have to add, anything?

**Walt Whitman:** Yea they did submit comments to day at 5 o'clock, I went through them, and they were minor comments don't say anything, any issues moving forward.

**Tom Koval:** You don't have any issues with it?

**Walt Whitman:** No

**Don Roberts:** So you're okay if we proceed then? Were fine?

**Walt Whitman:** Yes

**Don Roberts:** Okay thank you.

**Tom Koval:** I'll make a negative declaration on SEQR

**Rich Berkowitz:** Ill second

**Don Roberts:** All in favor aye? (All in favor) Opposed? (None were opposed) Motion carried

**Tom Koval:** And I'd like to make a positive approval on the minor subdivision and site plan with special use.

**Mike Ziobrowski:** Ill second

**Don Roberts:** All in favor aye? (All in favor) Opposed? (None were opposed) Motion carried your all set

**Jason Dell:** Thank you.

**Don Roberts:** You're welcome.

***Tech Electric Site Plan– Site Plan, Special Use Permit & Minor Subdivision  
APPROVED. Board held a Public Hearing and approved the Site Plan to construct two new  
warehouse buildings and subdivide the existing lot into two parcels.***

**New Business:**

**21.178                    Arico & Associates, 1407 Route 9 (Nine North) – Change of Tenant/Use**

**Nicholas LaFountain:** Good evening my name is Nicholas LaFountain Im here on behalf of the Park owner and Arico & Associates. This is a change of Tenancy request. Arico & Associates is a professional Engineering Consulting Firm, specializing in land development. There is Dom Arico who is the owner and one part time employee at 8 to 10 hours a week. Office hours are 7:30 to 6 pm Monday through Friday and if any clients come to the site it's probably just going to be one person and there is ample parking spots.

**Don Roberts:** And you know if you ever want a sign in the future you have to come back for a sign alright?

**Nicholas LaFountain:** Yes, sign permits, yup.

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

**Rich Berkowitz:** I make a motion to approve the change of use and tenant

**Mike Ziobrowski:** I second

**Don Roberts:** All in favor aye? (All in favor) Opposed? (None were opposed) Motion carried your all set.

**Nicholas LaFountain:** Thank you.

*Arico & Associates- Change of Tenant/Use*

**APPROVED. Board approved a Change of Use/Tenant application to use utilize the vacant space at 1407 Route 9, Bldg. #2, for an office for their engineering firm.**

**21.167                    Troy Top Soil Subdivision, Lower Newtown & Hudson River Rd. – Minor Subdivision**

**Donald Zee:** Good evening my name is Donald Zee I am an attorney for the applicant. Just to re-iterate what he said at pre-conference we have three substantially large parcels of land we have labeled here. A- Is 133 acre parcel, B is 80 acre parcel and parcel C is 29 acres. What we seek to do is subdivide off 2 parcels from parcel A so they become lot 1 and lot 2, and on parcel C we seek to subdivide out 3.26 acre parcel and with the remaining parcels of A and C we would propose to merge it and create a large plot 4 to be 109 acres. All the parcels would have road frontage which currently exist, I did inquire at that time in regard to how they traverse over the Champlain Canal and there is an easement that Ill provide documentary with that.

**Don Roberts:** You're okay with that Lyn?

**Lyn Murphy:** I am.

**Don Roberts:** Okay thank you, now comments by the Board?

**Tom Koval:** make a motion to set a public hearing for November 8<sup>th</sup>.

**Don Roberts:** Okay we still have to refer this to the Saratoga County Planning Board right?

**Marcel Nadeau:** Ill second that.

**Don Roberts:** Okay we have a motion and a second for a public hearing on November 8th, all in favor aye? (All in favor) Opposed? (None were opposed) Motion carried see you November 8<sup>th</sup>.

***Troy Top Soil Subdivision - Minor Subdivision***

***PUBLIC HEARING SET. Board received a presentation on the proposed subdivision and called for a Public Hearing to be held at the November 8, 2021 meeting.***

**Old Business:**

**21.145 / 21.146**

**35 Woodin Road Subdivision & Duplex, 35 Woodin Road**

**Christopher Longo:** Good evening, Christopher Longo, with Empire Engineering here representing the applicant Ghirardelli Development, we were in front of the Board a little bit over a month ago and we were referred to the ZBA. We have since gone to the ZBA for this project, which Ill back up a little bit, the project is a proposed 2 lot subdivision on along Woodin road and the property currently exists at a duplex residence with approximately a hundred and or 80,000 sq. ft. and we're proposing to split it roughly in half to 2 – 40,000 sq. ft. parcels which would meet the minimum requirements for Duplex dwelling on each parcel. The lot as we're currently presenting to the Planning Board, lot number 2 would be considered a flag lot with 76 feet of frontage and the front building set back placed at where the lot has 150 ft. of width. So what we're showing is

**Richard Harris:** Can you clarify because where you write, front set back 150 ft. width that's where you measured the 50 foot set back from where the lot meets the minimum requirement is 150 feet width. So everything between Woodin road until you get to 150 theoretically imagine it as road. So once it's at 150 then you've got to measure the say the 50 foot setback. So I think this is, I think you're going to have to adjust where the duplex sits in there and measure 50 feet back from 150.

**Christopher Longo:** Okay yea that is where we are showing it is a 150 foot wide at that point, so your saying we need to put 50 feet on that set back?

**Richard Harris:** Right so yea , correct you measure the set back from where the flag lot meets the minimum requirement so if this area is 150 right here where you've got to well , I can't draw straight but here that would be the same as this here. You've got to measure 50 front from the 150 that's how we've consistently done it here otherwise you really have 0 set back from the minimum lot width. So you are going to have to push the building back to about this line here, 50 foot back.

**Tom Koval:** If you push it back are you going to be in wetland?

**Richard Harris:** Alright so in 2019 the Town enacted a wetland setback and from Army Corps wetlands so that's not an Army Corps. Rule or law we have required applicants to meet it when they can if they can't meet the 50 foot setback and they are coming from this Board , we have told people that they can discuss that with you as part of the site plan process so I don't want to make it sound like it is a hard rule. 50 foot if they can meet it, I don't think they can meet the 50 foot setback if they measure the 50 foot from the 150 there so I think they can put it probably in this area, ball park guess there.



**Christopher Longo:** Yes I do think we could stay out of the wetlands, yes and

**Richard Harris:** That would be required

Christopher Longo: Yes certainly out of the wetlands we could stay with any building envelope however we would not exceed the Towns recommended 50 feet from the wetlands. However as you mentioned the interpretation is another 50 foot back so basically right now that was measuring I believe 78 feet or so from the road to that front setback that would be another 50 foot further from there that would still keep us out of wetlands yes.

**Mike Ziobrowski:** Can we get a revised site plan?

**Don Roberts:** Yea I think before we set a public hearing we need to get a revised site plan alright?

**Christopher Longo:** Okay we can do that

**Don Roberts:** That would be the best way to do

**Lyn Murphy:** Just to make sure it works so you don't go to the expense of the public notice if it doesn't.

**Richard Harris:** What is the Boards sense , I think it would be helpful to them if you could make it work best would you be comfortable with him going into that set back

**Mike Ziobrowski:** Well it's got to be close with your suggestion I mean just moving it to that back corner it looks like he's got enough room

**Richard Harris:** He is going to be into the 50 foot wetland set back though. our Town one. Yea

**Don Robert:** He won't be in the wetland he won't be affecting the wetland area.

**Tom Koval:** Right, yea, we are not going to allow you to go in the wetland, Im not going to allow you to go into the wetlands, I will consider if you into a Town wetland Im not opposed to it, or the Town setback I should say.

**Don Roberts:** We can't go any further until, and like Lyn said we don't want to cost you money either but we want to feel comfortable on what we see on paper so we should wait until you come back with revised plans alright

**Christopher Longo:** Okay then we could present you with the revised plan, I suppose we could plan to meet all zoning setbacks at that point, including the additional 50 feet, and avoiding any variances otherwise we'd be back in the same process, the same loop that we were at before. Even though it may be a different variance request but, okay so I understand what you're asking for and yea we'll submit a revised site plan.

**Don Roberts:** Alright

**Marcel Nadeau:** The question I have is how many duplexes in that area?

**Christopher Longo:** A lot, there is several duplexes, yes I think we counted over 8

**Don Roberts:** Sorry for the confusion but we've got to do what we've got to do here.

**Christopher Longo:** I understand we interpreted it as 150 foot width of the property was where that front building line had to be but as I understand its

**Tom Koval:** Just get it back before the next meeting.

**Don Roberts:** Yea, alright

**Christopher Longo:** Okay, thank you.

**Don Roberts:** Okay, good luck, very good thank you.

***35 Woodin Road Subdivision & Duplex – Minor Subdivision & Special Use Permit --TABLED. Board received a presentation on a revised subdivision and duplex request, and tabled the applications to allow the applicant to address setback issues.***

**21.159                      ELP Halfmoon Solar, 48 Smith Road – Site Plan & Special Use Permit**

**Jamie Fordyse:** Good evening, Jamie Fordyse again from East lite Partners co-principal of the business. Again the projects proposed 5 mega- watt solar community solar project off Smith road. Based on feedback from the prior meeting we did discuss with Clifton Park Fire Department, their request for any design changes associated for their needs of the site. We spoke to Rich his suggestions were to widen the existing access road coming in off Smith Road to 22 feet, we're going to install a Knox box at the gated entrance to the solar facility down that access road and provide for some training onsite, post construction so that the department has an understanding of how the system operates and where the key points of access are. We have an email back suggesting that he is good with that and has no other comments. We received a set of comments from Joel and MJ last Thursday that we are currently working with our engineers at EDP to address. There is some interaction between some of the comments on the stormwater and the access road and the fire IFS standards, International Fire Standards that we want to make sure are consistent, internally consistent so our expectation is to get a revised drawing set and full response to MJ's comments back to you in advance of the next meeting alongside with some renderings as were requested at the last meeting. So we are just here to offer an opportunity for any elaboration on comments or further issues.

**Don Roberts:** now you are going to have a decommission plan in place here too right?

**Wendy Dewolf:** Yup

**Jamie Fordyse:** Correct, we've submitted a decommissioning plan we got some comments on the estimated costs that we'll digest and respond to in our response to the comments that came in.

**Don Roberts:** Okay very good

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**Wendy Dewolf:** My name is Wendy Dewolf Im one of the principals at East light, my only other comment on the engineering letter is that the comments are all reasonable and we should be able to address them before the next meeting in a way that shouldn't significantly affect the site plan I think in a way that I think will look particularly different, they're all you know kind of our normal level of engineering questions and we should be able to respond to the decommissioning. We already have a draft response and we're waiting for the updated response, site plan.

**Don Roberts:** Your making Walt feel good saying that they are reasonable so that's good.

**Wendy Dewolf:** Im happy to respond.

**Mike Ziobrowski:** So we can review those at the 25<sup>th</sup> meeting of October, your comments and the site plan then?

**Wendy Dewolf:** We're happy to go through it, if there is specific follow up questions, any of the comments we are happy to address them now we have responses available.

**Rich Berkowitz:** What kind of screening are you going to have around the array of solar panels to protect the residents that are already there?

**Jamie Fordyse:** Yea so our best practice is to leave vegetation in place where it exists so on the north side we are allowing for 50 feet of existing vegetative buffer, we've got roughly 40 foot

**Rich Berkowitz:** But is that coniferous or deciduous?

**Jamie Fordyse:** It's a mix, it's a mix and we proposed a planting plan and as you can see there to supplement the under story you know it's, like I said its 40 foot trees so we want to make sure 8 foot arrays, we want to make sure that the under stories supplement, so we have a mix of evergreen and shrubs to try to build out that under story.

**Wendy Dewolf:** One of the comments in the engineering comments was to specify the plant species which you will be doing in the updated version

**Rich Berkowitz:** Okay and I know these will be rotating panels

**Jamie Fordyse:** Trackers

**Rich Berkowitz:** Trackers?

**Jamie Fordyse:** Yes single access trackers

**Rich Berkowitz:** So and I know they absorb most of the sunlight but they do reflect some of the sunlight?

**Jamie Fordyse:** Yes

**Rich Berkowitz:** How much do they reflect and how much is that, and how much of that will people see?

**Jamie Fordyse:** Of the incoming sunlight?

**Rich Berkowitz:** Incoming sunlight everybody sees but outflow?

**Jamie Fordyse:** It's at 2% they're designed to reflect 2% of the incoming sunlight so, glare hazard analyses were things that were more common place earlier in the industry now we have anti reflective coatings and it's really no greater than a body of water these aren't like mirrors moving from one side to another casting, casting

**Rich Berkowitz:** But a bod of water can reflect a lot of light.

**Jamie Fordyse:** That's true but in this case we're talking about 2% of the incoming light

**Wendy Dewolf:** The whole point of how these work right is its very important their whole kind of engineered to implore light rather than reflect it back, not to say that any reflection back, it really is minimized and I think you'll find because of the way the site is set back and because of the existing buffer vegetation, there won't be a kind of angle of reflection to the road.

**Rich Berkowitz:** How about to Smith Road will that reflect onto oncoming traffic?

**Wendy Dewolf:** I don't believe it ill based on the way we've designed it and the existing vegetation that will remain in place

**Mike Ziobrowski:** I think that you're going to get a lot of push back at the public hearing I recommend that you put some renderings together for what you foresee it will look like, I recommend you put together a rendering for what the landscaping will look like adjacent to the property.

**Jamie Fordyse:** That's our intent, absolutely

**John Higgins:** Also you might want to do some renderings of what the houses along Harvest Bend Subdivision are going to see because this is higher than them and even with the trees I believe from the houses especially the second story of those houses they are going to be looking right at this.

**Jamie Fordyse:** Being on the site I think Im not sure

**John Higgins:** Well I don't know I have not been on the site I am just driving along Farm to Market and looking up from where they are looking, I believe their going to be, a lot of this is going to be very visible to them so they're going to be notifies and their probably going to be at the hearing so it might be something that you might want to be prepared for

**Jamie Fordysce:** Absolutely , this will be helpful to be looking at a rendering based on a true photo, and our best rendering of what the understory is going to look like after our

**Mike Ziobrowski:** Can you have that available for us to see at the next meeting, October 25<sup>th</sup>.

**Jamie Fordyse:** Yes, October 25<sup>th</sup>, we will be sure to get it in advance of our next meeting

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**Don Roberts:** Again like Mike was saying the more prepared you are, the better it's going to go for you I mean

**Wendy Dewolf:** Absolutely

**Don Roberts:** Because we've seen this before we've seen this before and it may not be pretty just so you know.

**Jamie Fordyse:** Understood

**Tom Werner:** What type of fencing is going to be along those property lines in the back?

**Jamie Fordyse:** We typically it's a seven foot fence with pressure treated wooden posts and a wire mesh so it looks like an orchard fence or an agricultural fence it needs to be seven feet to meet any C code, national electric code, but we typically don't do a chain link, no barbed wire nothing like that,, We find it's a better aesthetically to try to keep the fence as, minimal as possible.

**Don Roberts:** So we are going to hold off on the public hearing until we get the information back form you for our next meeting then we will set a public hearing after that because we don't want you to be unprepared, we don't want to have to sit here and try and answer questions that are not fully answerable.

**Jamie Fordyse:** No, renderings are always a big piece of it and people are concerned about the aesthetics so we are fully onboard with that and our intent here tonight was just to kind of flush out other question that you guys have.

**Richard Harris:** Are you going to have the renderings you think for the next meeting on the 25<sup>th</sup> is that your hope?

**Jamie Fordyse:** that's our hope.

**Don Roberts:** If you can that would be great if you can't we will just wait until you do it that's all okay

**Wendy Dewolf:** Can I just confirm what angles for the rendering, you know we have several photos of this type just confirm what renderings you're expecting to see.

**Don Roberts:** Well landscaping is a big part of it.

**Mike Ziobrowski:** Sure but what viewpoints , I would think that if you're on the second floor of someone's home and you can see the over the landscaping that your providing what is that going to look like to them?

**Wendy Dewolf:** Alright so one of the challenges of doing a rendering right from someone's house is we can't have access to someone's second floor

**John Higgins:** Oh I think if you go up to Farm to Market Road you can kind of get a feel of where the second floor is on a lot of those houses without going on private property, you can get a pretty good idea.

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**Wendy Dewolf:** So if we did a rendering from Smith road and we do a rendering from Farm to Market road does that satisfy what you think the folks will be focusing on.

**Mike Ziobrowski:** I think that would help yes.

**Rich Berkowitz:** And also Kingsbrook

**Wendy Dewolf:** No I understand that but you know the community better than we do so we are just trying to see what you think they are expecting to ask.

**Marcel Nadeau:** What about a rendering in the Harvest Bend subdivision they're going to see it. Farm to Market you will see it because it's so much higher.

**Rich Berkowitz:** Kingsbrook also

**John Higgins:** Yea but I believe some of those houses from Harvest Bend isn't the second floor almost about the same elevation as the lower part of Farm to Market, it goes down a hill right there

**Marcel Nadeau:** But you're going to see over that as well

**John Higgins:** Well they can do some kind of rendering at least without going on private property.

**Rich Berkowicz:** If you get a drone and just fly it around along the property line that might help also

**Wendy Dewolf:** So typically our renderings are , Im trying to be from the actual perspective of what you would be looking at , and I know it's a little different when your second floor of a house but we do them by pictures , by photos, we do an actual visual rendering of what it would look like so we are not trying to do a , kind of build it and we work with a visual designer , he is going to build a model of the proposed solar system and then we take pictures from the view point that look at from visual level right of what it would look like from different perspectives so doing it from a drone is not our typical practice because it's not actually doing it from a viewpoint that is accessible, I see what you are saying from the viewpoint of someone from the second floor of a building and that may be where it comes in but I think a better strategy would be to take it from the road, and we can also do some sort of visual analysis and not a rendering

**Mike Ziobrowski:** My recommendation would be to get a large ladder and set up on the landscape that is probably the same height as the homes from Harvest Bend, looking over that landscape that you are providing all of those solar lights if you want my 2 cents

**Wendy Dewolf:** Yup , we will do the best we can do and fundamentally there is a lot of existing vegetation that we are leaving in place and I think it will be , I think it's important to have the visual that shows that .

**John Higgins:** The fence that your putting up is it in essence a deer fence, what are you going to do to get the existing deer out of , before you close in the fence? By the way it's a law.

**Jamie Fordyse:** I think you know there is going to be some site work

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**John Higgins:** Well Im just saying you may end up having to do some kind of organized drive to get the deer out before you close in the fence

**Wendy Dewolf:** We will make sure that no deer are trapped, no I understand.

**John Higgins:** I only live across the road and Im familiar there is a lot of deer in there so Im just letting you know, it's something you may have to consider.

**Wendy Dewolf:** Okay

**Don Roberts:** Okay so you got some feedback so alright

**Wendy Dewolf:** So we are going to submit a letter responds to MJs comments and updated plans

**Don Roberts:** And hopefully we will see you next meeting and you can explain all of this to us and then at that point if we are satisfied we will set a public hearing, alright Okay thank you.

**Wendy Dewolf:** Great

**Jamie Fordyse:** Thanks you guys.

***ELP Halfmoon Solar– Site Plan & Special Use Permit***

***TABLED/REFERRED TO AGENCIES. Board received a presentation on the proposed solar array/farm at 48 Smith Road, requested additional information and referred it to the necessary agencies and Town Engineer for review.***

**Mike Ziobrowski:** I would like to make a motion to adjourn the meeting

**John Higgins:** Ill second it

**Don Roberts:** all in favor aye? (All in favor) Opposed? (None were opposed) Motion carried, thank you, good night.

