

***Town of New Baltimore Planning Board
Public Hearing
Teichos Energy Project - Hannacroix Solar Facility, LLC – Site Plan Application
August 12, 2021 – Page 1***

Project: 5MW Solar Facility
Accessed by: Railroad Avenue

The Public Hearing was opened at 7:15 p.m. by Planning Board Chair Rob Van Etten. Other Board Members in attendance were Ann Marie Vadney; Bob Court; Lee Salisbury, Frank Orlando, Michele Stefanik and Ken Finke. Also present was Andy Albin from Crawford Associates, the Planning Board's Engineer for the project; and on behalf of Teichos Energy, Attorney Ben Botelho and Vincent Hansen.

Green cards were presented for certified letters sent to: New Baltimore Station, LLC c/o Paul Schiller (four cards); State of New York; C.F. Trust c/o Paul Schiller (2 cards); New York State Thruway; Paul Schiller; Peter and Ruth DeFigilio; and Estate of Dorothy Murphy. White receipt was presented for certified letter sent to Eric Hoglund. All requiring notification had been sent letters.

Updated Site Plans were laid out. Question was raised as to whether the new set up was laid out as per ZBA suggestions reflecting the higher wattage panels and everything., Revision date of 6/24/21 was noted and further noted that there should be another revision date. Subdivision maps reflecting the other changes that Marjorie and Jacqui discussed will be gone over later.

Referring to site plan, question was raised regarding whether the outfalls mentioned are proposed. It was noted where the culverts were, stone mentioned, and questioned if it was something to be done or already there. Noted it was for an existing maintenance building, a shed and the grass pointed out which must denote an access path.

Questioned if the bunch of comments that came back on the SWPPP got squared away. It was believed that they had been, there was a revised SWPPP and Michelle had signed off on it. Changes that were made on the wetlands and everything else created will be reviewed prior to the Building Permit. It was questioned how long have you had the notes back from DEC of the changes that need to take place. It was believed it was in June or July, that it was just one minor change and questioned why not corrected yet. The preliminary conceptual should have the change(s). Copy not available at this Hearing.

Question was raised regarding the sanitary sewer manhole, actually two of them out in the grassy field and further questioned if there was a sewer system there somewhere. Mr. Schiller, one of the owners of the property in that area advised it is because of discharge from the Thruway sewer plant. Question then raised their SPDES Permit puts them way out there in the field with the discharge? Mr. Schiller further advised because the discharge ultimately goes into the Sickles Creek.

Ms. Vadney commented well, that answered that question. There was one item in one of these letters, in the August 3 e-mail, #3 in the e-mail. I am bringing it up in case someone has a question. I don't fully understand this. It is recommended that the applicant add the following section of the Town Code and it should be mentioned consistent in the Decommissioning Plan. It was felt that that had been done, already taken care of.

Mr. Van Etten then opened the floor to the public, asked if there was anyone who would like to take a look at the plans or had questions. Town resident, Ellie Alfeld, advised that previously she had asked Vincent for a map, not a survey map but rather a visual. She believed copies had been handed out to the Board Members but he had no extras. [Several conversations took place at once.]

Conversation took place regarding where there was landscaping or existing trees to block the view of the project and the fact that there are four or five properties across the railroad track or Route 144 that will see this project clearly but did not receive notice of this hearing because they do not abut. Also, a visibility issue from Kings Road.

It was commented that it was thought that an early visual had been done reflecting it really would not be visible from the locations now of concern. It was noted that only one ground visual had been seen. None had been done from the Kings Road side or across the track by Bill Albright's house. Conversation took place regarding where there was and was not buffer and noted that tree buffer along the railroad in some areas is no longer there, has been cut down or is being cut down. Mr. Botello advised they had cut nothing and it was clarified that the cutting was going on on railroad property.

With no further questions from the public, at 7:35 p.m., it was moved by Court and seconded by Vadney to close the Public Hearing.

Ayes: 7 Nays: 0 Abstained: 0 Absent: 0

Respectfully Submitted
Marjorie Bronk Loux
Planning Board Clerk

