

PLANNING BOARD REGULAR MEETING

JANUARY 7, 2025

The regular meeting of the Town of Schuyler Falls Planning Board was called to order by Chairman McCasland at 6:30 PM.

<u>ROLL CALL</u>	<u>PRESENT</u>	<u>OTHERS PRESENT</u>
Chairman	Victor McCasland	Sandy Reil – Clerk
Member	Larry Christon	Thomas Murnane – Atty
“	Peter Hagar	Robert Guynup – Codes Officer
“	Matthew Russell	Tony Stephen, Robert Haun
“	<u>ABSENT</u>	Robert Hogan, Aaron Ovios
“	Sandra Maddox	Daniel Parker

Mr. Hagar made a motion to approve the October 1, 2024 minutes for the Jerome Miner Jr. Public Hearing. Seconded by Mr. Russell.

AYES: Mr. Christon, Mr. Hagar, Mr. Russell, Mr. McCasland

NOES: None

Mr. Hagar made a motion to approve the minutes of the October 1, 2024 regular meeting. Seconded by Mr. Christon.

AYES: Mr. Christon, Mr. Hagar, Mr. Russell, Mr. McCasland

NOES: None

**APPLICATION:** Kruger Energy requested a site plan review and approval for a Special Use Permit for a solar farm at 191 Sand Rd.

Aaron Ovios addressed the Board with information concerning the proposed project. He informed them that he had been made aware that the Town Board had adapted a local law to address the construction of solar farms within the Town. The proposed solar farm would consist of fixed tilt raised panels on metal stands in the downward section of the property facing in a southerly direction. There will be no visual impact, odor or traffic concerns. The existing wet lands will be avoided. This project has already been before the Clinton County Planning Board and referred back to the Town as a local issue.

The discussion came up concerning the decommissioning plan. Mr. Ovios informed the Board that they will negotiate the cost of a bond with the Town Board. Mr. Murnane informed the Board that the Town Board will have the final approval in this matter. At the suggestion of the County Planning Board, the removal of salvage will not include the benefit of the scrap.

The Board was informed that the power will be supplied to NYSEG with whom they have a service agreement with the option that some of the power may be designated to particular users. The expected number of panels is 10,000.

When questioned by Mr. Hagar about buffer zones, Mr. Hogan said that there will be a 100' buffer behind the pit. The Board was also told that there will be a 30 foot buffer on the north with a fence as well as 55' and 52' buffers on the sides. They also discussed the proposed access road off of Sand Rd. The Board was told that this road will only be used by employees and usually only for maintenance purposes.

Mr. Hagar made a motion that this action be deemed a Type I action and the Planning Board listed as the lead agency. Seconded by Mr. Russell.

AYES: Mr. Christon, Mr. Hagar, Mr. Russell, Mr. McCasland

NOES: None

Mr. Murnane reviewed parts I and II of the SEQR with the Board members. They found no issues or concerns with the proposal.

Mr. Hagar made a motion to declare a Negative Declaration be issued for this project. Seconded by Mr. Russell.

AYES: Mr. Christon, Mr. Hagar, Mr. Russell, Mr. McCasland

NOES: None

Mr. Murnane declared the SEQR complete.

Mr. Hagar made a motion to approve the Special Use Permit and Site Plan Review of the Krugar Energy 5MW AC solar facility conditional to the Town Board approval of the decommissioning plan for tax map parcels #218.-2-54.3 and 218.-2-54.4 and with the scrap value removed from the decommissioning plan. They must also return to the Board for a Site Plan Review if there is any expansion of this project. Seconded by Mr. Christon.

AYES: Mr. Christon, Mr. Hagar, Mr. Russell, Mr. McCasland

NOES: None

**NEW BUSINESS: Election of Officers for 2025**

Mr. Christon made a motion to nominate Mr. McCasland as Chairman and Mr. Hagar as Vice Chairman. Seconded by Mr. Russell.

AYES: Mr. Christon, Mr. Hagar, Mr. Russell, Mr. McCasland

NOES: None

Mr. Christon made a motion to adjourn. Seconded by Mr. Hagar. Unanimously approved. ADJOURNMENT: 7:24 PM.



Sandy Reil, Clerk

**DUE TO A LACK OF BUSINESS THERE WILL BE NO MEETING IN FEBRUARY 2025.**