

**Town of Westerlo
Planning Board
Westerlo, New York
Planning Board Meeting**

Minutes

Date: January 23, 2018

Location: Westerlo Town Hall, Westerlo, New York

Board Members: Chairperson Dorothy Verch, Gerry Boone, Richard Kurylo, Edwin Stevens, and Doyle Shaver Jr.

Town Attorney: Aline D. Galgay, Esq. (not present)

Zoning Administrator: Edwin Lawson

Board Members Present: Chairperson Dorothy Verch, Gerry Boone, Edwin Stevens, and Doyle Shaver Jr.

Town Board Member Present: Richard Filkins, Joseph Boone

The Planning Board meeting was called to order by Chairperson Dorothy Verch at 7:00 pm. Chairperson Dorothy Verch led the pledge to the flag.

The board reviewed December's minutes. Edwin Stevens made motion to accept the minutes; Doyle Shaver, Jr. seconded the motion. All members present in favor.

Old Business:

Constanza Solar, LLC, 198 Sunset Hills Rd, Westerlo, NY. Tax map #162.-2-4, application #17-005 has property landlocked. Decision to be made at February 27th, 2018 meeting.

Dorothy Verch opened the public hearing for Medusa Solar Farm, tax map #162.-1-2.20, application assigned #17-009. Eric Redding and Joe Shanahan explained that the project consists of a 7.60 +/- acre solar farm to be placed on 626 CR 351, Rensselaerville, NY (property located in Westerlo). Ralph Rosa, one of the abutters, is concerned with the impact to his property value. Part II of the SEQRA completed and there is no environmental impact. At this time the public hearing was closed.

The board completed Part III of SEQRA and it was a negative declaration. Edwin Stevens made motion to approve the application with restrictions; Doyle Shaver, Jr. seconded the motion. Restrictions are:

- Approval from Westerlo Fire Company for road access
- Ability to enter property by either key or lockbox
- Stormwater Swypt
- Albany County Dept of Public Works to approve curb cut
- No wetlands
- 7 foot chain link fence
- Before building permit town board needs to approve bond
- A pilot agreement needs to be in place before operational

Dorothy Verch opened the public hearing for Westerlo Solar Farm on behalf of CEC, C.T. Male, Tax map #176.00-1-46.1, application assigned #17-010 . John Munsey and Joe Shanahan explained that the project consists of approximately an 11.2 acre solar farm to be placed on 77 CR 405, Westerlo, NY. Property owners are Debra and William Pavlicin. A screening of 50-60 Norwegian Pines were proposed by CRC to screen the Rt. 32 north/south corridor. Discussion followed regarding blocking visual of road intersection of Rt. 32 and AC Rt. 405. Mr. Stevens suggested that we revisit the visual impact once the Solar farm is installed. The suggestion was approved by the board and entered as a condition. Part II of the SEQRA completed and there is no environmental impact. Many abutters were present expressing their concerns. At this time the public hearing was closed.

The board completed Part III of SEQRA and it was a negative declaration. Doyle Shaver, Jr. made motion to approve the application with restrictions; Gerry Boone seconded the motion. Restrictions are:

- Approval from Westerlo Fire Company for road access
- Ability to enter property by either key or lockbox
- Albany County Dept of Public Works to approve curb cut
- No wetlands
- 7 foot chain link fence
- Before building permit town board needs to approve bond
- A pilot agreement needs to be in place before operational
- The board will revisit the visual impact once the Solar farm is installed.

Edwin Stevens made motion to adjourn the meeting and Doyle Shaver, Jr. seconded the motion. All members present in favor.

Respectfully submitted,

Jennifer Bungay
Planning Board Clerk