

TOWN OF COEYMANS PLANNING/ZONING BOARD MEETING
February 28, 2024

Attendees

Members Present: Ms. Grogan, Mr. Colliins, Mr. Cronin, Mr. McGuire, Mr. teRiele, Mr. Cinque

Members Absent: Mr. Boomer and Mr. Nolan

Also Present: Mr. Keniry, Mr. Chmielewski, Ms. Ziegler

Public Present:

Call to Order/Pledge of Allegiance

Meeting was called to order at 7:00 p.m. There was a quorum; two members were absent. Ms. Grogan led the Pledge of Allegiance.

Approval of Minutes

Mr. McGuire made motion to approve the minutes of the February 12, 2024 meeting; seconded by Mr. Cinque; all in favor (Mr. Collins and Mr. teRiele abstained).

New Business

NY USLE Miller Road I LLC (24-001SPR); An application for a site plan review on the property owned by Vagnini Properties, LLC. The property is located on Miller Road, Tax Map #144.-1-4.5.

NY USLE Miller Road I LLC (24-001SUP); An application for a special use permit on the property owned by Vagnini Properties LLC. The property is located on Miller Road, Tax Map #144.-1-4.5

Motion was made by Mr. McGuire to accept the site plan application; seconded by Mr. Collins; all in favor.

Motion was made by Mr. Cronin to accept the special use permit application; seconded by Mr. Collins; all in favor.

Mr. George Kotzias and Mr. Alex Burnett from NY USLE presented an overview of the project. Also present was Mr. Chris Koenig (Project Manager for C.T. Male Associates). They provided an overall presentation which included:

- This will be a community solar program; residents can subscribe to solar arrays and receive credits.

- The proposed project is the development and construction of a 1.2 megawatt AC ground mounted community solar farm.
- It is a Tier 3 Solar Energy System.
- The property will be leased.
- Described the topography of the property and provided an overview
- Meets the requirements of the Town's solar law
- Access to the site
- Perimeter fencing. Eight feet tall deer fence with timber posts
- Solar panels will be oriented north to south; 15 feet tall at maximum tilt
- Wiring: electrical wiring and converter will be underground
- Grading; plantings
- Construction logistics

Board members asked a few questions and had some comments, which included: location of the company's other sites; civil contractor will do the clearing and grading; panels are warranted for 25 years; operation and maintenance plan for maintenance, mowing; panels can be moved remotely; a berm is not being proposed; project will take eight months to complete.

Project materials have been sent to MJ Engineering for their review. Application will be back on the agenda after the review. Escrow account will be set up.

Miscellaneous

Annual Training is in the process being worked out.

Adjournment

Motion was made by Mr. Collins to adjourn the meeting; seconded by Mr. McGuire; all in favor.