

TOWN OF HOUNSFIELD SPECIAL PLANNING BOARD MEETING

April 10, 2018

A special meeting of the Town of Hounsfeld Planning Board was called to order by Chairperson Yvonne Podvin at 6:00 p.m. at the Town Hall, Co. Rt. 66. The Pledge of Allegiance was said.

Roll call was given and members present were: Yvonne Podvin, Mel Washburn, Paul Locy, Kelly Harrienger and Les Brooks.

This meeting was called to complete the Tetra Tech SEQR and to go over any questions that that the Board still has.

The Board asked Town Attorney, Dave Renzi, about the leases in the paperwork submitted by Tetra Tech. There were many and they were confusing. Mr. Renzi assured the Board that as far as the Town is concerned, they are fine. The leases have to be legal and the option is signed.

Due to confusion over the meeting time, the representatives, Jodi Hunt and Brian Maliszewski, from Tetra Tech arrived a few minutes late.

The SEQR, part two was gone over with the Board. A motion was made for a negative declaration. Kelly Harringer made the motion and Paul Locy seconded. A roll call was given and all approved.

Mr. Renzi told the Board that he will get the paperwork to the appropriate places.

Now that the representatives from Tetra Tech were here, the Board asked the company representatives about the statement that a bond would be issued in ten years. They stated that the bond will be in place any time the Board wants it. Their usual procedure is to provide the bond on the agreed upon date.

Mr. Renzi suggested that the Board make the approval contingent on the bond being in place.

The Board discussed what the amount of the bond should be. It was mentioned that 20% of the cost of construction could be a consideration. The amount will need to cover removal of all steel, recycling the panels and making the property look like it did before the project was begun.

Les Brooks suggested a number between \$98,000 and \$150,000. The Board needs to take inflation costs into account.

The Board asked that the bond be in place at the start of construction.

Chairperson Yvonne Podvin suggested \$100,000 is a good place to start.

Kelly Harrienger asked to see a comparable project so that the Board can see the numbers. The Board requested figures for construction and what comparable projects requested. They want an example and they want to know what the company is proposing.

Tetra Tech will send a copy of requested information to the Town Attorney, Dave Renzi.

Mr. Renzi brought up the lease issue with Tetra Tech's representatives. The lease option was signed over two years ago. He wondered what the plan was. Tetra Tech's representatives stated that the actual lease will be signed soon.

The glare issue was brought up again. Tetra Tech was asked if the FFA was consulted over the glare issue. They stated that the height of the project did not require an FFA clearance. The panels have anti-glare. They are meant to soak in the solar energy, not give off glare.

The Board requested a letter from Tetra Tech addressing the glare issue.

Mel Washburn brought up the fencing around the project. The Board was informed that it will be a chain link fence with barbed wire on top. It will be 6 to 7 feet high. It is a requirement for these type of projects. The height is not negotiable.

The access was brought up. They will be using the existing gravel road.

The setting for the project is 325' back from the road to the fence. The requirement is 150'.

The meeting was adjourned at 6:52 with Mel Washburn making the motion and Kelly Harrienger seconding.

Respectfully submitted by Sheryl Crandall