

TOWN OF HOUNSFIELD PLANNING BOARD MEETING

February 13, 2018

The monthly meeting of the Town of Hounsfeld Planning Board was called to order by Yvonne Podvin at 7:00 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.

The minutes for January, 2018 were approved. Mel Washburn made the motion and Paul Locy seconded. All approved.

02-2018 - Ed and Kathleen Mereand, 20598 Old Rome State Road, Tax Map # 82.14-1-21.1.

Kathleen Mereand attended the meeting requesting a land division. Mr. Howard Lyndecker, surveyor, represented them. This land was divided once in 2013. It was never filed. They are now requesting to separate the original 26.25 acres and an additional 11 acres of land to be taken out of the 142.70 acres. Maps were given out for the Board members to look over. There is more than enough road frontage.

Roll call was given for motion approval. All were in favor. Motion carried.

07-2017 -Tetra Tech- Property located at 20598 Old Rome State Road. Tax Map 82.14-1-21.1

This project has been looked at previously. A solar developer wishes to construct 12.2 acres of private land into a ground mounted solar generating facility. At the time the project was originally looked at the Town did not have any solar guidelines. The Planning Board now has a new local law that was filed in December 2017 to help guide this Board and bring this project to completions.

The SEQR was filled out by the company. A public hearing needs to be set up. This project involves ten acres in an industrial zone.

Chairperson Yvonne Podvin went over the minutes from July 2017 as a refresher for the Board members. At that time there was discussion about using Tower Road as an access. It is questioned whether it is a town road. Mrs. Mereand stated that she thought that it was. It has a name and is plowed by the Town. The Town built the road originally.

It was stated that we will check with the Highway Department. Tetra Tech representative, Joannie Hunt, told the Board that Tower Road would not be their preference for the access.

It was also stated that this land does have an existing access that Taylor Concrete used for a turn around. It is located directly across from the offices of Taylor Concrete. This could be used and would be preferred to be used as an access.

A Public Hearing will be set up for March. This will be done before a Site Plan Review, then the Attorney will do the SEQR. The Planning Board will need to be declared the lead agency.

DEC and the County Planner have given approval.

Agbotic: Three representatives for Agbotic were in attendance. They were Cody Morse, Kevin Richardson and Mark Manns. They wished to present to the Board an idea to add five more greenhouses with a center building that would connect the new greenhouses to the one that is currently on Route 75 by Morgia's Beach. They present a drawing to the Board of what they would look like. There is already an existing gas and water line. A boiler system and solar panels will need to be added. The greenhouses are 360' by 52' wide.

The project is to grow organic soil based vegetables. The market has been proven and they believe this area can absorb more of these products. They are non-GMO.

The goal is to build these in the Spring.

There were informed that there would need to be two applications. One would be for the solar aspect and one would have to be for the buildings. They were reminded that the buildings need to be 75' from the property line.

They plan to be back at the March meeting to continue discussion

The Board was reminded of the Tugg Hill training session on March 29.

Paul Locy made a motion to adjourn and Mel Washburn seconded. The meeting adjourned at 7:40 p.m.

Respectfully submitted by Sheryl Crandall