

Town of Austerlitz
Special Planning Board Meeting
October 24, 2023

Present: Deborah Lans, Planning Board Chair, Chris Ferrone, Steve Lobel, Dale Madsen, Eric Sieber, Planning Board Members. Also present: Planning Board Clerk, J Lotus.

The Special Meeting of the Planning Board was called to order by Chair Lans at 7:01 pm. No Roll Call was called.

Old Business

Berj Krikorian for PL-2023-15 Site Plan Review for a Ground Mounted Solar Array

Property Owners: Berj Krikorian

Applicant: Ben Potiker of PlugPV

Project Property: 1156 State Route 203, Chatham, NY SBL#: 77.-1-86

Zoning: Rural Residential

Mr. Ben Potiker and Mr. and Mrs. Krikorian were present. Chair Lans went over what the Planning Board required from the September meeting.

First, that the Fire Department was to be notified of the solar array.

Second, since 1156 State Route 203 abuts the County Road, (the regulation states that if the property is within 500 ft of a County Road), the Austerlitz Planning Board would be required to send the Site Plan and all information to the Columbia County Planning Board for suggestions.

Third, whether there would need to be deer-resistant plantings between the neighboring property and the Krikorian property so as to preserve the neighbor's view. The Planning Board expected to see such plantings delineated on the Site Map.

The suggestions received from the Columbia County Planning Board were as follows:

Emergency Access: The CCPB suggested that the Fire Chief review the Plan.

Interconnection: The CCPB suggested that the applicant provide information and delineate on the site plan the proposed connection with the existing residential structure and the interconnection with the grid, if proposed.

Agricultural District: The project parcel is within 500 feet of tax parcels which contain actively farmed land within a certified agricultural district (District #10). Therefore, an Agricultural Data Statement (ADS) would be required.

Member E. Sieber stopped by the Fire Department with the Krikorian Site Plan and was informed by the Fire Chief, Eric Pilkington, that the access was adequate. A completed Agricultural Data Statement was completed and submitted to the Planning Board.

Chair Lans received an email from the neighbor nearest to the array, Mr. Cox, who stated that Mr. Krikorian had ensured him, Cox, that Krikorian "would take all steps necessary to maintain

his view, whether trees or shrubs were to act as a visual barrier, in order to continue their friendly neighbor status.” As there were no plantings on the Site Map, Chair Lans considered deferring this project until the next Planning Board meeting on November 2, 2023. The Krikorians requested and the Planning Board chose to hear Mr. Cox attest to his expectations regarding a visual barrier on speakerphone, as he was not able to attend the meeting. Mr. Cox identified himself and stated that he is did not expect any additional visual barrier. Chair Lans re-confirmed whether Mr. Cox wanted any screening, referring to the email she had received. Mr. Cox clearly stated that he requires no screening.

Member E. Sieber made the motion that this Project is a SEQR Type II Action. Member C. Ferrone seconded.

Voice Vote:

Chair D. Lans: Yes

Member C. Ferrone: Yes

Member S. Lobel: Yes

Member D. Madsen: Yes

Member E. Sieber: Yes

Motion Carried 5:0:0

Member S. Lobel moved that the Planning Board accept the application for the solar array as complete. Member C. Ferrone seconded.

Voice Vote:

Chair D. Lans: Yes

Member C. Ferrone: Yes

Member S. Lobel: Yes

Member D. Madsen: Yes

Member E. Sieber: Yes

Motion Carried 5:0:0

Member D. Madsen made a motion to waive a public hearing. Member S. Lobel seconded.

Voice Vote:

Chair D. Lans: Yes

Member C. Ferrone: Yes

Member S. Lobel: Yes

Member D. Madsen: Yes

Member E. Sieber: Yes

Motion Carried 5:0:0

Member E. Sieber made a motion to approve the application as complete. Member D. Madsen seconded.

Voice Vote:

Chair D. Lans: Yes

Member C. Ferrone: Yes

Member S. Lobel: Yes

Member D. Madsen: Yes

Member E. Sieber: Yes

Motion Carried 5:0:0

Member C. Ferrone made a motion that the meeting be ended. Member S. Lobel seconded.

Voice Vote:

Chair D. Lans: Yes

Member C. Ferrone: Yes

Member S. Lobel: Yes

Member D. Madsen: Yes

Member E. Sieber: Yes

Motion Carried 5:0:0

The Special Planning Board Meeting of October 24, 2023 Planning Board Meeting ended at 7:22 p.m.

Respectfully Submitted,

J Lotus

Planning Board Clerk