

GERMANTOWN PLANNING BOARD  
MINUTES  
NOVEMBER 7, 2024

The meeting was held at the Town Hall with the following members in attendance: Chairman Garrett Montgomery, Kerrie Abela, Chris Brown, Simon Burstall, Jennifer Crawford, Benjamin Davidson and Lauren Williams. Town Attorney Corinne Smith and Town Engineer Marybeth Bianconi were in attendance.

The meeting was opened at 7:00pm.

Pledge of Allegiance

The minutes of September 26, 2024 were reviewed and on a motion by Lauren, seconded by Ben, with all in favor and none opposed were accepted with the following amendments: page 1 change 22 to 20 and page 3 remove the word post from “post construction”.

No Public Hearings were held.

**Old Business:**

**Twin Ponds Solar, LLC:** Jutta Middel of Renua Energy and Chad Dickason Managing Director of Free State Solar returned before the board for the continued review of the application for a Site Plan and Special Use Permit for a proposed ground mounted community Solar Farm at 708 County Route 8. Jutta Middel submitted to the board the following requested revised items prior to the meeting:

- *Plan Set, SWPPP, Decommissioning Plan, Geotech Report, Correspondence with Fire Chief, County Route 8 Road Cut correspondence, Glare Study, O& M Report and Visual Assessment Supplement (Line of Site).*

Additional items that are in response to the Town Engineer Adam Yagelski’s memo of October 24, 2024 were submitted at this meeting and will be filed with these minutes for the record:

- *Letter dated November 1, 2024 which responded to a brief history of Renua Energy, Decommissioning Plan, NYSDAM guidelines, costs associated with hiring of an environmental monitor, Town Law definition of abandonment, cost estimate of professional engineer, fire mitigation, fixed tilt system, required or proposed lighting, description of generated energy, openings at ground level of fence, line-of-site profile, deciduous tree, location of all public water systems, request for hazardous substances to be made a condition upon approval, SWPPP coverage, DEC and DOT correspondence and need of Army Corp of Engineer permit.*
- *Letter dated November 7 2024 to Garrett Montgomery, Chair and members of the Planning board which responded to the concerns about potential damage to town roads and proposals to be considered which will be added to the Decommissioning Plan.*

- *Neighbor Outreach Record: the applicant's responses to comments of the Public Hearing held September 26, 2024.*

Continued discussion from Chad Dickason included fixed tilt vs tracker panels, noise barrier from fence, cause of more erosion, line-of-site and fencing changes that would include placement closer to ground with openings every 100 feet.

Marybeth Bianconi, Town Engineer discussed the submitted October 24, 2024 memorandum and provided a review of materials submitted to date, an updated SEQR full environmental assessment form part 2 analysis, and summarized the next steps of the review requirements applicable to the proposed project. Comments were submitted to the board for their review and the following were discussed by the Board and Town Engineer:

*Decommissioning plan: Fire Mitigation, Fixed tilt system, Lighting: proposed or required and must conform to town requirements, how will the systems generated energy connect to electrical distribution or transmission system, fencing and opening requirements, line of sight profile analysis, deciduous trees placement, location of public water systems, list of petroleum, chemicals, pesticides, fuels and other hazardous substances and wastes and the storage and disposal of such, statement regarding the degree of threat to water quality and quantity, records of applications for and approval status of permits from the state, federal and county officials, and no disturbance to wetlands.*

*Updated SEQR FEA Part 2 Analysis: #3 Impacts to Surface Water, #4 Impact on Groundwater, #8 Impact on Agricultural Resources, #10 Impact on Historic and Archeological Resources, #13 Impact on transportation and additional mitigation measures: stormwater agreement, landscaping agreement and Summary of continued steps of requirements.*

*Summary of Next Steps: referral to Columbia County Planning Board, SEQR determination, set and hold a Public Hearing and make Special Use Permit and Site Plan decisions.*

The board previously determined this application a Type I action, declared themselves Lead Agency and on a motion made by Jen, seconded by Ben, with all in favor and none opposed set the Public Hearing for December 12, 2024 at 7:00pm.

### **New Business:**

**Danielle Gottesman:** Tom Vasta and John Palmucci appeared before the board representing the applicant that seeks a Special Use Permit for a proposed 780 square foot Accessory Apartment to replace the existing dwelling at 168 Round Top Road. The project site currently consists of a 780 square foot Single Family Dwelling, Art Studio and an Ag Barn and the applicant plans to replace the existing dwelling with the proposed dwelling. The representatives stated that they will place a Two Family (duplex) on the site and make the

existing dwelling an Accessory Apartment. An Ag Data Statement was submitted along with Part 1 SEAF and Site Plan.

The board proceeded to review all submitted documents and discussed the following: *height of new dwelling, septic and wells, existing structures and requested a new site plan and survey be submitted indicating setbacks, wells, septic, label of plan with adjacent neighbors and new and proposed buildings.*

Part 1 of the SEAF was reviewed and amendments were made to #1 from yes to no, and #2 from yes to no and added Columbia County Department of Health approved, #10 change to yes and add existing well to description and #11 was unanswered, make it no and add to description to “adding septic to duplex.”

On a motion by Jen, seconded by Ben, with all in favor and none opposed the board determined this a Type II action, and Jen made a motion to declare the board Lead Agency, seconded by Chris, with all in favor and none opposed.

The Public Hearing is set for December 12, 2024 on a motion by Chris, seconded by Simon, with all in favor and none opposed.

**Other Business:**

Members are reminded to complete their 4-hour required training by December 31, 2024.

The meeting was closed on a motion by Kerrie, seconded by Lauren, with all in favor and none opposed.

Jami L. DelPozzo- Planning and Zoning Secretary