

Town of Rockland

Planning Board

Regular & Zoom Meeting

January 3rd, 2024

Members present: Chairman Jennifer Grossman, Richard Barnhart, Robert Ecker, Ryan Edwards, Joseph Lambe, John Veleber and Molly Stahl

Also present, Code Enforcement Officer Glenn Gabbard,

At 7:00 pm, Chairman Jennifer Grossman opened the Planning board meeting with the Pledge of the Allegiance to the flag.

Chairman Jennifer Grossman made a motion to approve the November & December Minutes, the motion moved by Richard Barnhart and seconded by Ryan Edwards. Robert Eckert abstained. The motion carried 6-0.

Bruce Fulton / Gorr – SBL 6.-1-4.1: White Roe Lake Rd. Subdivision / Preliminary

Ryan Edwards recused himself.

Bruce Fulton of Fulton land surveying submitted the Gorr subdivision map for preliminary review a 5.06-acre lot into two separate 2 acre lots off of White Roe Lake Rd. The new lot would be in the back with road access from an existing 50-foot road through a cul de sac with a right of way. The lot is subject to an RMA and Perc test. Currently a PERC test and Survey have not been completed at this time. A road maintenance agreement is currently under discussion with the fellow neighbors within the cul de sac.

Rockland Solar LLC – 219 Amber Lake Rd. SBL :16.-1-29 – Special Use

Daniel Yanosh P.E of Hunt Engineering presented the Rockland solar project located at 219 Amber Lake Rd. This solar project would be located on a 142 acres lot using 26 acres of fenced off land to house three 4.6 megawatts PV solar array for a long-term lease of the property.

Prior to presentation to the Planning board, Rockland Solar LLC applied to the ZBA for a use variance seeking to increase the megawatts allowed by the current Municipal code cap of 2 megawatts. The ZBA granted the variance based on the NYS energy code regulation change in 2018.

Currently a CESAR study has been conducted with NYSEG which has been approved the 4.6-megawatt plan. Two types of PV arrays would be installed trackers which face north and south and follow the path of the sun and fixed panels facing East & West.

Concerns from the board were as follows: Site, road and facility maintenance, grade disturbance & tree removal, disruption of viewshed and lithium-ion battery storage. Mr. Yanosh described minimal grade disturbance and tree removal and protection of wetlands located on the 142-acre lot. The solar panels project would not be seen by any neighbors and would be hidden with the exception of aerial fly over. No lithium-ion battery storage would be located at this solar project. Facility maintained would road compliant with the 2020 Fire code of NYS and NFPA 70, access for utility poles , 7ft fences, entry way gates, and electronic system monitoring with automatic shutdown, vermin protection. As part of the facility maintenance a decommissioning plan and possible bond would be put in place.

SEQR part 1 was submitted and will be reviewed by the board. Part II of SEQR will be reviewed by the Town engineer. The project being in Catskill Park will require a 239 GML review and DEC approval. Collection of escrows will be further discussed. Updated documents and a copy of the lease agreement will need to be submitted at the next upcoming meeting.

The Planning board made a motion to declare Lead agency. The motion was made by Richard Barnahrt and seconded by Robert Eckert; Motion carried 7-0.

Correspondence

- Zoning review will be held on January 20th at 6:30pm for comp plan review.
- Watershed study for Sullivan County
- Continuing education credits – 4hr per year

Adjournment

A motion to adjourn the meeting was made at 8:30pm by Chairman Jennifer Grossman, the motion was moved by Robert Eckert and seconded by Ryan Edwards, motioned carried 7-0.