

Town of Oneonta Planning Board
Board Meeting
Monday, October 4, 2021 at 7pm

Present: Tom Rowe; Kirt Mykytyn; Breck Tarbell; Jenny Koehn; Reggie McGuinness; Rob Lishansky; Joseph Camarata (Chairman)

Absent: none

Others Present: Therese Pentaris; Michael Pentaris; Lisa Iannello; Reuben Hull; Tina Cooper; Phil Cooper; Liza Schepps; Brian Belknap; Randy Mowers

APPROVED
BY THE PLANNING BOARD
TOWN OF ONEONTA

The meeting was called to order at 7:01 PM.

Public Hearing:

OCT 18, 20 21
Tom Rowe
CHAIRMAN

PB000575 Hawk Hill Solar, LLC/Hartwick College TMP#287.15-1-35.00&287.15-1-81.00; Winney Hill Rd
Special Use Permit Application

Applicant Hawk Hill Solar, LLC is wholly owned affiliate of Nexamp, Inc. Nexamp, Inc. is the largest community solar provider in NYS and is a provider in 13 states. Liza Schepps from Nexamp, Inc. came forward with the Domestic Return Receipts from the Public Hearing Notices sent, but 7 were outstanding and she did not have the Certified Mail Receipts to verified mailed. Chairman Camarata phoned the Town Attorney, whom advised not to open the public hearing. Ms. Schepps along with Reuben Hull from LaBella Associates (civil engineer on the project), proceeded with their presentation to provide an update since they last appeared at the Planning Board meeting 5/17/2021 and for those in attendance. The solar array is going to be located on an adjoining parcel in the city off Suncrest Terrace and the City of Oneonta had declared Lead Agency. The City made a negative declaration, meaning that project will not have a negative impact on the environment and approved their Site Plan 9/15/2021. There were a few minor modifications made on the City portion to the original plans submitted and that was forwarded to the board members, to address visual impacts, drainage, and replacement of a recreational trail being removed due to construction. The Town portion of project requires a Special Use Permit for overhead collector lines to interconnect 5MW solar array to the electrical grid at the end of Sprague Road. They chose to connect at the end of Sprague Road over Winney Hill Road, as that way utility poles are not being strung through residential neighboring properties. They are proposing to put in a 200 ft gravel road, placing 5 utility poles and from there will be running 1300ft of conduit underground 18-24 inches. Phil and Tina Cooper whom reside on Victoria Lane, questioned if there would be additional drainage or runoff due to the trenching. Mr. Hull advised the trenching will start at end of gravel road and poles. The gravel/sand trenching is for a stable base for the conduit, not for drainage and will be backfilled with the original material. The intent is not to increase runoff or trap water. There will be a clearing/maintaining an estimated 15ft wide corridor. Mr. Hull advised he would bring more information to the next meeting and Reggie McGuinness stated that information would be appreciated and very helpful to the community, as water is a big concern and was a large part of the last capital project at Greater Plains School. Brian Belknap of Sprague Road Spur shared his concerns about drainage and the scope of work on Sprague Road. Ms. Schepps verified all of the proposed work on land owned by Hartwick College. She verified that the 2 phase electric on Sprague Road would be upgraded by provider to 3 phase. While she did not know the actual scope of work, the utility company had confirmed they can provide to the Nexamp poles. Mr. Belknap also asked if soil testing were done and Ms. Schepps confirmed that Geotech testing had been performed. Ms. Schepps also stated that all approvals needed to be in place before the interconnect agreement would be done with the utility provider. It was discussed that plan review should include a conversation about drainage with James Hurtubise, Town Highway Superintendent. Mr. Hull advised that Hartwick College is the one who approached Nexamp, Inc for the project. Hartwick College is their anchor tenant with a lease agreement for 40% credit and other 60% credit for residential subscribers. Exact numbers are not available at this time, but will be available to hundreds of residents serviced by utility provider. They estimate savings with credits to be 10 to 12%. Once approvals are all done, construction time expected to be completed in 9 months. They are still working on funding with the County IDA and the decommissioning agreement with the City Attorney. It was agreed as long as the Certified Mail Receipts were forwarded, that the board would hold the public hearing at the next Planning Board meeting 10/18/21 at 7:05 PM and those in attendance were encouraged to attend.

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New Application:

PB000581 Kition LLC/Therese Pentaris TMP#299.06-1-27.00; 76 Country Club Rd
Special Use Permit for Short Term Rental

Therese Pentaris was in attendance to represent the Special Use Permit Application for her long term rental of 3 bedroom single family residence to be listed as a short term rental. Applicant resides locally. The required property maintenance/fire inspection was performed on September 23, 2021 and violations were cited. Applicant also has an open building permit for siding. Chairman Camarata advised an approval could not be made until all the violations were corrected and the building permit was completed. In order to allow sufficient time, it was agreed to hold off until November for public hearing. Chairman Camarata verified the Conditions form was completed, submitted with the application and that the applicant had no questions.

Motion made by Rob Lishansky and seconded by Breck Tarbell to set a public hearing for November 1, 2021 at or about 7:05 PM.

VOTING: Unanimous. **MOTION CARRIES**

Continuing Business: none

Discussions:

Chairman Camarata advised that the Town Board had referred the Cooperstown All Star Village Zoning Map Amendment application for review and comment of 4147 St Hwy 23 single family residence (currently being used for temporary housing for employees) in an RA40 to a PDD/RB. The board agreed that they would like to see additional safety measures in place, before making a bad situation worse. The board would like to see a review of the safety measures from NYSDOT. The application lacks clarification of intent, but any development would be subject to Site Plan Review. It was agreed it makes sense to change parcel from an RA40 to a PDD.

Minutes:

Minutes were reviewed by the board from September 20, 2021 board meeting.

Motion made by Rob Lishansky and seconded by Jenny Koehn to approve the minutes.

ALL IN FAVOR MOTION PASSED

Adjournment:

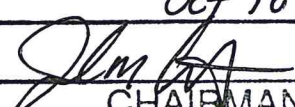
Motion made by Reggie McGuinness and seconded by Rob Lishansky to adjourn at 8:34 PM, with the next scheduled meeting October 18, 2021 at 7:00 PM.

ALL IN FAVOR MOTION PASSED

Respectfully Submitted,

Wendy Cleaveland
Planning Board Clerk

APPROVED
BY THE PLANNING BOARD
TOWN OF ONEONTA

Oct 18, 20 21

CHAIRMAN