

TOWN OF FORESTBURGH

PLANNING BOARD

Feb 27, 2018

Meeting called to order at 7:00 p.m. by Chairman Richard Robbins at the Town Hall.

Members Present: Richard Robbins, Chair
 Robert Sipos
 Eugene Raponi
 Anthony Cardoso
 Susan Hawvermale

Absent: Vincent Galligan

Attorney Present: Jacqueline Ricciani

Recording Secretary: Nicole Lawrence

Approval of Minutes

Motion to approve minutes for January made by Susan Hawvermale, seconded by Robert Sipos.

Vote: all in favor as drafted

Public Comment on Agenda Items

Steven Budofsky from the Solar Committee relays concerns expressed by Forestburgh residents, Sheldon Pasternack and Ivan Orisek, in regards to the proposed solar law and asks the Planning Board for their advice on what direction to take regarding those concerns. The concern is that allowing too much land to be used for solar farms would negatively impact natural character and residential development, as well as the tax base and tax cap. Sheldon has proposed a limit to the amount of land that is used for solar farms.

Daniel Compitello, the zoning and outreach manager for development at Cypress Creek Renewables, says that he represents the applications and at this moment there are very few areas in Forestburgh that support solar panels.

Review of Local Law re: Solar Energy

Richard Robbins reads the goals listed in the Forestburgh Comprehensive Plan, noting this provides the legal basis to limit the number of solar panels in the town. He suggests a distance be required between parcels for solar farms, to avoid groupings, as solar farms require deforestation. Susan Hawvermale suggests being very specific in the local law for the future. Richard feels that working in tandem is best,

meaning to establish specifics as well as giving the planning board extra authority to use their discretion in the future. Planning Board members acknowledge the claim that few areas in Forestburgh support solar panels but point out that much can change in the future. Anthony Cardoso recommends suggesting to the Town Board they establish a finite number as well as a minimum distance between parcels.

As to whether or not the proposed solar law is consistent with the aims and goals of the town, Richard Robbins suggests the following response to the town: yes, the town wants solar panels but there needs to be limits and/or distances established for commercial solar panels. Members concur and they make a note that a buffer should be established when solar farms are constructed. Members discuss verbiage of the code and Richard suggests there should be reference to the comprehensive plan, as there currently is not. Following discussion, members agree to all that will be included in the report to the Town Board.

Continuing review of the draft proposed Subdivision Code

The Planning Board picks up their review on Pg. 50 (conservation subdivision)

After discussion, the board decides to strike paragraph N entirely.

Changes are made to the language in paragraph O regarding parklands and open space.

Changes are made to the language in subsequent paragraphs and Jacqueline Ricciani offers board members explanation to her recommendations. Members discuss the definitions of “open space” and “active & passive recreation”. The Planning Board entertains the option of prohibiting golf courses in the calculus of open space for a conservation subdivision, upon recommendation of Anthony Cardoso. Robert Sipos does not see the need to prohibit golf courses in the calculation, as they are open space in his opinion. However, Richard Robbins and Susan Hawvermale agree to make the recommendation.

Jacqueline Ricciani emphasizes the need for the code to be internally consistent. Areas are identified by various members where inconsistencies are present or misunderstandings are possible; language is proposed by members for clarity. Language is also amended to minimize redundancy.

Members review Flag Lots in section 144-18 and discuss “right of way” vs. “road frontage”.

They will return to their discussion of Flag Lots.

Section 148-23: members review and make minor changes.

Members will start with PARKLAND on Pg. 58 for their next review.

Planning Board Member Comments on items not on the agenda

No Comments

Motion to adjourn at 9:03 made by Susan Hawvermale, seconded by Anthony Cardoso.

Vote: all in favor