

**Minutes**  
**Warrensburg Planning Board**  
**March 2, 2021**

**Board Members Present:** Sharon Sutphin, Susan Hull, Suzanne Tyler, Sandi Parisi, John Franchini

**Others Present:** Chris Stroud, Dani Oliver, Patti Corlew (Zoning Administrator)

**Meeting Commenced at 7:02 p.m.**

Mrs. Sutphin - Today is March 2, 2021. It's 7:02, I think, p.m. I'm going to call the Town of Warrensburg Planning Board meeting to order. We do have a quorum this evening. The first item on the agenda is to approve the minutes of the previous meeting of December 1, 2020. Has everybody had the opportunity to review them?

Mrs. Hull - Yes.

Mrs. Sutphin - Is there a motion to accept the minutes as presented?

Mrs. Hull - I make the motion.

Mrs. Sutphin - And is there a second?

Mrs. Tyler - I'll second.

Mrs. Sutphin - All those in favor.

Mrs. Hull - Aye.

Mrs. Tyler - Aye.

Mr. Franchini - Aye.

Mrs. Sutphin - Opposed? Abstain?

Mrs. Parisi - (Inaudible).

Mrs. Sutphin - The motion passes to accept the Planning Board minutes of December 1, 2020.

**RESOLUTION #2021-1**

Motion by: Susan Hull

Second by: Suzanne Tyler

**RESOLVED**, to accept the Planning Board meeting minutes of December 1, 2020 (without correction).

**DULY ADOPTED ON THIS 2<sup>ND</sup> DAY OF MARCH, 2021 BY THE FOLLOWING VOTE:**

Ayes: Sharon Sutphin, Susan Hull, Suzanne Tyler, John Franchini

Nays: None

Abstention: Sandi Parisi

Mrs. Sutphin - Now this is our organizational meeting for 2021; however, I'm going to move that to the end of the meeting and get right to new business. And that is for site plan review 2021-1, tax map #211.-1-3 and 211.13-2-5, Hackensack Mountain and Prospect Street. The applicant is Cipriano Energy Group and it's to allow the construction and operation of a solar farm. They are represented by Eric Redding.

Mr. Stroud - Chris Stroud.

Mrs. Sutphin - Oh, okay.

Mrs. Corlew - That's why I changed on your...

Mrs. Sutphin - Okay. Chris..?

Mr. Stroud - Stroud.

Mrs. Sutphin - Stroud, okay. Would you like to give us an overview?

Mr. Stroud - Thank you. Hi, my name is Chris Stroud. I'm the Chief Operating Officer for Cipriani Energy. We're a local solar developer based here out of Colonie, New York and Albany. I've been developing solar in this area for almost a generation at this point so I've spent a lot of time in the Adirondacks and in this area. The project that we're here to discuss tonight is the base of Hackensack Mountain. It's approximately 3 mega watts in size. I have Eric Redding from Bergmann Engineers on Zoom as well tonight and we've provided the original submittal, as well as tonight I brought with me another option. It's a very slight design change, but we're not necessarily proposing either of those. The point I really want to emphasize... I've been working with Supervisor Geraghty and abutting landowners to ensure that we're working in harmony and addressing their concerns. So what I, what I'd like to speak to here first... If you look at the very bottom of the solar farm. I guess I should approach the board here. Shall I take this with me?

Mrs. Tyler - No, we can hear you.

Mrs. Corlew - There's microphones that are hanging too, so...

Mr. Stroud - Okay.

Mrs. Corlew - ...they should catch you.

Mr. Stroud - So the only concern that we've heard from abutters thus far is on the access road, as it comes in, folks want to maintain as much vegetation between the solar farm and their residences as possible and the location of, of these poles was somewhat less than desirable when they ran right down the main access road that leads into the parking lot. So we have this

option of coming off the corner here as shown on, on the drawings that I presented tonight. That's more of a straight shot up the hill and would put the poles.

Mrs. Oliver - Can you guys just pause for just one moment? I'm so sorry. The audio's not working; people can't hear.

Mr. Stroud - Okay. Didn't mean to give you my back (addressing Mr. Franchini).

Mr. Franchini - That's okay. I can see, thank you.

Mrs. Oliver - I'm not quite sure why (inaudible) audio is on, so (inaudible).

Mr. Stroud - I'll run to the restroom...

(Tape inaudible; people talking at once).

Mrs. Corlew - Does it matter if they continue with the organizational meeting? That's not part of the solar project.

Mrs. Oliver - That's not part of the solar project?

Mrs. Corlew - Right.

Mrs. Sutphin - Mm mm. So we're good.

Mrs. Tyler - Yeah. I mean, it'll still be recorded and in the minutes. It just won't be broadcast live.

Mrs. Corlew - Right.

Mrs. Tyler - I wouldn't imagine people would that interested in that.

Mrs. Sutphin - Okay. So this is an organizational meeting also. We are going to need to appoint a Secretary, Co-Chair and Chairperson. In addition, we need to decide when we're going to meet. So does anyone have any objections to moving up our meetings to an earlier time or anything like that? Do you want to keep it at the same time? What do you's want to do?

Mrs. Corlew - What did you say, Suzanne?

Mrs. Tyler - John, this time work for you? I mean, even, like 'cause you...

Mrs. Sutphin - Earlier would be...

Mrs. Tyler - ...are the farthest away for work.

Mrs. Sutphin - (Inaudible).

Mr. Franchini - 6:30 might be about the earliest I could do.

Mrs. Sutphin - 6...

Mr. Franchini - There's no guarantees of getting here.

Mrs. Hull - So 7 sounds...

(Tape inaudible; people talking at once).

Mr. Franchini - It gives me a little bit more leeway but, ya know, I understand, ya know, especially during the summer if you wanted to get in and get out.

Mrs. Tyler - (Inaudible) lot going on, on Tuesdays.

Mrs. Parisi - That's fine for me.

Mrs. Hull - I don't have any problem with earlier or keeping it at 7. It's fine with me.

Mrs. Sutphin - Okay. Can we get a motion?

Mrs. Tyler - I'll make a motion to keep the meetings at 7:00 on Tuesdays.

Mrs. Parisi - Second.

Mrs. Sutphin - All those in favor. Aye.

Mrs. Parisi - Aye.

Mr. Franchini - Aye.

Mrs. Hull - Aye.

Mrs. Tyler - Aye.

Mrs. Sutphin - Opposed? Abstain? Motion passes.

### **RESOLUTION #2021-2**

Motion by: Suzanne Tyler

Second by: Sandi Parisi

**RESOLVED**, to conduct the Planning Board meetings at 7:00 p.m. on the (first) Tuesday of each month.

### **DULY ADOPTED ON THIS 2<sup>ND</sup> DAY OF MARCH, 2021 BY THE FOLLOWING**

#### **VOTE:**

Ayes: Sharon Sutphin, Susan Hull, Suzanne Tyler, Sandi Parisi, John Franchini

Nays: None

Mrs. Sutphin - Okay. Now we need to nominate for Chairperson, Co-Chair and Secretary. I guess we could go with Secretary. Do we have any nominations for Secretary?

Mrs. Tyler - Oh jeez. Yvonne's calling me.

Mrs. Sutphin - Do you... Are you okay with...

Mrs. Tyler - Am I still Secretary?

Mrs. Sutphin - Yeah.

Mrs. Tyler - Yes, I'll, I'm happy with that.

Mrs. Sutphin - Alright. We need a motion.

Mrs. Hull - I'll make...

Mrs. Sutphin - Or a nomination, actually.

Mrs. Hull - ...a nomination... I'll nominate Suzanne for Secretary.

Mrs. Sutphin - Okay. Second? We need a second.

Mrs. Parisi - Second.

Mrs. Sutphin - Okay.

Mrs. Oliver - It says we're live. Let me just check our YouTube to make sure we're live. (Past Town Board meeting played). Not that meeting. (Inaudible).

Mrs. Sutphin - Okay. We have a second?

Mrs. Hull - Yes, Sandi.

Mrs. Sutphin - Okay. All those opposed? In favor?

Mrs. Hull - Yes.

Mrs. Sutphin - Oh my God. Okay. All those favor?

Mrs. Hull - Aye.

Mrs. Sutphin - Aye.

Mr. Franchini - Aye.

Mrs. Parisi - Aye.

Mr. Franchini - Aye.

Mrs. Sutphin - Opposed? Abstained? Okay, Suzanne, you're our Secretary again.

### **RESOLUTION #2021-3**

Motion by: Susan Hull

Second by: Sandi Parisi

**RESOLVED**, to nominate Suzanne Tyler as Planning Board Secretary.

### **DULY ADOPTED ON THIS 2<sup>ND</sup> DAY OF MARCH, 2021 BY THE FOLLOWING**

#### **VOTE:**

Ayes: Sharon Sutphin, Susan Hull, Sandi Parisi, John Franchini

Nays: None

Abstention: Suzanne Tyler

Mrs. Sutphin - Alright, how about Co-Chair? Do we want to nominate Susan for Co-Chair?

Mrs. Tyler - I nominate Susan as Co-Chair.

Mrs. Hull - Thank you.

Mrs. Sutphin - I second. All those in favor.

Mrs. Tyler - Aye.

Mrs. Parisi - Aye.

Mr. Franchini - Aye.

Mrs. Sutphin - Opposed? Abstain? Congratulations, you're our Co-Chair.

### **RESOLUTION #2021-4**

Motion by: Suzanne Tyler

Second by: Sharon Sutphin

**RESOLVED**, to nominate Susan Hull as Planning Board Co-Chair.

**DULY ADOPTED ON THIS 2<sup>ND</sup> DAY OF MARCH, 2021 BY THE FOLLOWING VOTE:**

Ayes: Sharon Sutphin, Suzanne Tyler, Sandi Parisi, John Franchini

Nays: None

Abstention: Susan Hull

Mrs. Hull - Keep up the good work.

Mrs. Sutphin - Alright.

Mr. Tyler - Alright, I nominate Sharon to continue as Chairperson.

Mrs. Parisi - Second.

Mrs. Sutphin - Okay. All those in favor.

Mrs. Hull - Aye

Mr. Franchini - Aye.

Mrs. Parisi - Aye.

Mrs. Tyler - Aye.

Mrs. Sutphin - Opposed. Thank you.

Mrs. Hull - Did you abstain on that one?

Mrs. Sutphin - I did. (Inaudible).

**RESOLUTION #2021-5**

Motion by: Suzanne Tyler

Second by: Sandi Parisi

**RESOLVED**, to nominate Sharon Sutphin as Planning Board Chairperson.

**DULY ADOPTED ON THIS 2<sup>ND</sup> DAY OF MARCH, 2021 BY THE FOLLOWING VOTE:**

Ayes: Susan Hull, Suzanne Tyler, Sandi Parisi, John Franchini

Nays: None

Abstention: Sharon Sutphin

Mrs. Tyler - Do we have an alternate?

Mrs. Corlew - Not yet. Still looking.

Mrs. Tyler - Anybody interested?

Mrs. Corlew - Not that I'm aware of.

Mrs. Sutphin - Okay. So that completes our organizational meeting. Are we live?

Mrs. Oliver - We are live. I'm just trying to see if we have audio but I need to get... I need to send the link back out.

Mrs. Sutphin - Okay. So should we continue?

Mrs. Oliver - I'm just copying (inaudible).

Mrs. Sutphin - Okay.

Mrs. Oliver - (Inaudible).

Mrs. Tyler - Is it a different link, new link?

Mrs. Oliver - I'm working (inaudible).

Mrs. Oliver - It doesn't allow me to open one that was closed. (Inaudible).

Mrs. Corlew - ...the Facebook was (inaudible), but the thing is I sent notice to all, all the neighbors saying it was going to be on the website.

Mrs. Sutphin - Oh.

Mrs. Corlew - Hopefully they'll look on YouTube.

(Mrs. Corlew left the room to answer the phone).

Mrs. Sutphin - That's what they're calling about.

Mrs. Corlew - It was one of the neighbors. He's going to email me questions on this.

(Recording shut off while board members waiting for audio to function for Youtube).

(Recording turned back on).

Mrs. Sutphin - ...working, then that's great. (Inaudible) we'll have to deal with it. Alright, Chris, can you continue?

Mr. Stroud - Thank you very much. I think I'll just go ahead and reintroduce myself so folks might not have to rewind their recording, if that would be convenient.

Mrs. Sutphin - I'm Chris Stroud. I'm the Chief Operating Officer for Cipriani Energy. We're here tonight to discuss a solar project in the Town of Warrensburg at the base of Hackensack Mountain. I appreciate the opportunity to present the project tonight. We had a set of drawings and tonight I brought with me, based on some feedback from some of the abutters, a very slight design revision that, that is also an option. Some of the folks indicated a concern with the poles coming in off Sunset Street. National Grid requires four or five above ground poles. We typically run underground wire as much as possible, but there are four or five poles that are required for the protection equipment, so that goes up above. And folks didn't necessarily want to see that coming in on the entrance road to the parking area off of Prospect and Sunset. So the, the slight revision that I show tonight is basically at

the corner of, of Emerson and Warren Street here. We have been actively communicating with the abutters. I provided my contact info. to them and they've, they've been communicating some of their questions through e-mail. We've been responsive to those, but obviously we encourage that communication and want to answer folks' questions now and at the public hearing of course. I have some information from Bergmann Engineering who is on Zoom tonight with regard to storm water and tree clearing, acre calculations and so forth. The tree clearing for the project is 14.5 acres approximately, the fenced in area is approximately 12 acres and the solar panels themselves will sit on approximately 10 acres. The grading will be minimal. We plan to follow the existing terrain. Modern solar racking can accommodate up to about a 20 to 30% grade, depending upon which manufacturer you use, so it's very flexible. Peak storm water runoff will remain at the same from pre to post conditions. Therefore, no storm water retention is required. We are proposing a bio-retention area to treat the storm water runoff and meet New York DEC runoff reduction volume and water quality volume requirements. In addition to that, in previous conversations that I've had with Supervisor Geraghty, we discussed promoting education of renewable energy as part of this project and had previously agreed to put signage around the perimeter where the trail is rerouted. That would kind of educate and inform the people about renewable energy and its benefit. This is the, the basic overall site plan where we hope tonight to get the SEQRA process started, so that hopefully we can get the involved agencies interacting with each other and of course, I'm available to answer any questions.

Mrs. Oliver - There is still no sound.

Mrs. Sutphin - Okay.

Mrs. Oliver - So would you like me to just shut it off and..?

Mrs. Sutphin - What should we do?

Mrs. Tyler - I'm actually going to call to adjourn the meeting, with no, with this not being publicly broadcasted, myself.

Mrs. Corlew - It's not a public hearing though.

Mrs. Tyler - I know, but I don't... I just... I just... I, that's, I'm, I can do that. I can motion for it to be adjourned. I just don't think we're ready.

Mrs. Oliver - I can try it from my phone, if you want.

Mrs. Tyler - Do you guys want to try it one more time or do you want to adjourn?

Mrs. Oliver - One more time... Really it's something wrong with the computer. Like I said, it's brand new today. We just got



it this afternoon thinking it would be more helpful. It turns out that's not the case.

Mr. Stroud - If it's a Zoom call and you have your Chairperson code, you should be able to dial in from your cell and share if from your phone.

Mrs. Oliver - I was thinking about launching the video from my phone, from YouTube, but if you don't want to do that, that's...

Mrs. Corlew - That's fine.

Mrs. Sutphin - Yeah, I mean, yeah, if you can do that.

Mrs. Corlew - Whatever way we can get it to the public.

Mrs. Tyler - Yeah. I mean, I think...

Mrs. Corlew - That's all that matters.

Mrs. Tyler - Yeah, right. Just with this, this, yep. Sorry, I'm getting like four or five messages now from people. They want to comment. They seem to want to comment and here it is a meeting. Not to, and that's... I, nobody wants to waste anybody's time and I know you, you drove up here this evening. Do you guys have some... I mean, I don't want to continue on without public comment. I know this isn't a public hearing, but just to give you as much information to go back to, with.

Mr. Stroud - Absolutely.

Mrs. Tyler - Ya know...

Mr. Stroud - Can I leave a couple cards with you for folks as well?

Mrs. Tyler - Absolutely. Absolutely. So are, again, so I'm going to make a motion to adjourn the meeting right now, so we can schedule it for another date.

Mrs. Oliver - And I can put that in the comment section so people watching can see.

Mrs. Tyler - And, but I can't, I can do it but...

Mr. Stroud - Quick question.

(Tape inaudible; people talking at once).

Mrs. Sutphin - I think that...

Mrs. Parisi - I'll second.

Mrs. Sutphin - ...we can discuss this. I think that we can discuss this. If we've got questions, I think we can ask him...

Mrs. Tyler - I don't know.

Mrs. Sutphin - ...questions.

Mrs. Tyler - Well, Sandi just seconded so.

Mrs. Sutphin - It's going to be part of the minutes.

Mrs. Corlew - You've got a motion and a second.

Mrs. Sutphin - Okay.

Mrs. Corlew - So now you have to vote.

Mrs. Sutphin - Alright. What was the motion, to adjourn the meeting?

Mrs. Tyler - To adjourn the meeting. Sandi seconded.

Mrs. Sutphin - Sandi seconded. All those in favor.

Mr. Franchini - Aye.

Mrs. Tyler - Aye.

Mrs. Parisi - Aye.

Mrs. Sutphin - Opposed.

Mrs. Tyler - Three to two. Adjourned. So we'll try... Yeah, absolutely we'll try again.

#### **RESOLUTION #2021-6**

Motion by: Suzanne Tyler

Second by: Sandi Parisi

**RESOLVED**, to adjourn the Planning Board meeting on the matter of application SPR #2021-1 to the April 6th @ 7 p.m.

**DULY ADOPTED ON THIS 2<sup>ND</sup> DAY OF MARCH, 2021 BY THE FOLLOWING VOTE:**

Ayes: Suzanne Tyler, Sandi Parisi, John Franchini

Nays: Sharon Sutphin, Susan Hull

Mr. Stroud - We were hopeful to get the SEQRA process started tonight, but we can, we can come back.

Mrs. Tyler - I don't think there's anything that would prevent the SEQRA to start.

Mrs. Sutphin - You adjourned the meeting. You voted to adjourn the meeting.

Mrs. Corlew - (Inaudible).

Mrs. Sutphin - So...

Mrs. Tyler - (Inaudible).

Mrs. Sutphin - It's done.

Mrs. Tyler - We're done. So, yeah. Sorry... I'm sorry but I think it's...

Mr. Stroud - It's fine.

Mrs. Tyler - I think we're, what, where we're at with the public because (inaudible) we have our technical difficulty (inaudible).

Mrs. Sutphin - That's what we would've had a public hearing for.

Mrs. Tyler - Well...

Mrs. Corlew - And we were going to schedule one.

Mrs. Sutphin - Yeah.

Mrs. Tyler - We can... We can make that happen. Okay?

Mr. Stroud - Sure.

Mrs. Tyler - Alright. Our next meeting is next Tues... Not... Next month. Next month, so can we schedule him to come back next month?

Mrs. Corlew - Of course.

Mrs. Tyler - So we'll try this again say next Tuesday.

Mrs. Corlew - No, April 6<sup>th</sup>.

Mrs. Tyler - April 6<sup>th</sup>. Next Tuesday...

Mr. Stroud - That's the public hearing or..?

Mrs. Tyler - No. There will be a public hearing. (Inaudible) meeting.

Mrs. Corlew - If you want... If you want to schedule it for a public hearing, you can.

Mrs. Tyler - Do you want to schedule it?

Mrs. Sutphin - We might as well schedule it for a public hearing. Do two things at once. I mean, we've already wasted one.

Mrs. Tyler - That's fine. That's fine. Let's open it up for a public hearing.

Mrs. Corlew - So somebody needs to make a motion.

Mrs. Tyler - I'll make a motion to open this site plan review for a public hearing April 6<sup>th</sup>?

Mrs. Parisi - Second.

Mrs. Tyler - 2<sup>nd</sup>, John? Or that's it.

Mrs. Sutphin - No, she seconded the motion; not April 2<sup>nd</sup>.

Mrs. Tyler - Okay, so let's start again. So I'll make a motion to open this site plan review for a public hearing on April 6<sup>th</sup> at 7 p.m.

Mrs. Parisi - Second.

Mrs. Sutphin - All those in favor.

Mrs. Tyler - Aye.

Mrs. Sutphin - Aye.

Mrs. Paris - Aye.

Mrs. Hull - Aye.

Mr. Franchini - Aye.

Mrs. Sutphin - Opposed.

Mrs. Tyler - Sorry for the delay.

Mrs. Sutphin - Abstained.

Mr. Stroud - That's fine. In the meanwhile, we've provided our contact info. and reached out to abutters and we encourage folks to reach out if they have questions, so we can address those. Thank you for your time tonight.

Mrs. Tyler - Thank you. Sorry... Sorry...

(Tape inaudible; people talking at once).

Mrs. Oliver - ...reschedule, April 6<sup>th</sup>?

Mrs. Sutphin - April 6<sup>th</sup>.

Mrs. Corlew - Tuesday, April 6<sup>th</sup>.

Mr. Stroud - If this was the biggest problem we had today, that'd be a great day, right? It's no issue at all. Thank you very much.

Mrs. Hull - Thank you.

Mrs. Tyler - Thank you.

Mrs. Oliver - April 6, 2021 at 7 p.m.?

Mrs. Sutphin - Yep.

(Tape inaudible).

Meeting adjourned at approximately 7:35 p.m.

Respectfully submitted,

Patti Corlew  
Recording Secretary

Pb03022021

**RESOLUTION #2021-1**

Motion by: Susan Hull  
Second by: Suzanne Tyler

**RESOLVED**, to accept the Planning Board meeting minutes of December 1, 2020 (without correction).

**DULY ADOPTED ON THIS 2<sup>ND</sup> DAY OF MARCH, 2021 BY THE FOLLOWING VOTE:**

Ayes: Sharon Sutphin, Susan Hull, Suzanne Tyler, John Franchini  
Nays: None  
Abstention: Sandi Parisi

**RESOLUTION #2021-2**

Motion by: Suzanne Tyler  
Second by: Sandi Parisi

**RESOLVED**, to conduct the Planning Board meetings at 7:00 p.m. on the (first) Tuesday of each month.

**DULY ADOPTED ON THIS 2<sup>ND</sup> DAY OF MARCH, 2021 BY THE FOLLOWING VOTE:**

Ayes: Sharon Sutphin, Susan Hull, Suzanne Tyler, Sandi Parisi, John Franchini  
Nays: None

**RESOLUTION #2021-3**

Motion by: Susan Hull  
Second by: Sandi Parisi

**RESOLVED**, to nominate Suzanne Tyler as Planning Board Secretary.

**DULY ADOPTED ON THIS 2<sup>ND</sup> DAY OF MARCH, 2021 BY THE FOLLOWING VOTE:**

Ayes: Sharon Sutphin, Susan Hull, Sandi Parisi, John Franchini  
Nays: None  
Abstention: Suzanne Tyler

**RESOLUTION #2021-4**

Motion by: Suzanne Tyler  
 Second by: Sharon Sutphin

**RESOLVED**, to nominate Susan Hull as Planning Board Co-Chair.

**DULY ADOPTED ON THIS 2<sup>ND</sup> DAY OF MARCH, 2021 BY THE FOLLOWING VOTE:**

Ayes: Sharon Sutphin, Suzanne Tyler, Sandi Parisi, John Franchini  
 Nays: None  
 Abstention: Susan Hull

**RESOLUTION #2021-5**

Motion by: Suzanne Tyler  
 Second by: Sandi Parisi

**RESOLVED**, to nominate Sharon Sutphin as Planning Board Chairperson.

**DULY ADOPTED ON THIS 2<sup>ND</sup> DAY OF MARCH, 2021 BY THE FOLLOWING VOTE:**

Ayes: Susan Hull, Suzanne Tyler, Sandi Parisi, John Franchini  
 Nays: None  
 Abstention: Sharon Sutphin

**RESOLUTION #2021-6**

Motion by: Suzanne Tyler  
 Second by: Sandi Parisi

**RESOLVED**, to adjourn the Planning Board meeting on the matter of application SPR #2021-1 to the April 6th @ 7 p.m.

**DULY ADOPTED ON THIS 2<sup>ND</sup> DAY OF MARCH, 2021 BY THE FOLLOWING VOTE:**

Ayes: Suzanne Tyler, Sandi Parisi, John Franchini  
 Nays: Sharon Sutphin, Susan Hull