

**Town of Wawayanda PLANNING BOARD**  
**February 28, 2018 / 7:30 P.M.**

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Members Present: **Barbara Parsons, Chairperson**  
James Driscoll  
Kenneth Kyle  
Daniel Long  
Richard Onorati, II

Members Absent:  
Ben Dombal  
John Neiger

Consultants Present:  
David Bavoso, Attorney  
Patrick Hines, MHE Principal

Recording Secretary  
Heather Shields

Minute Prepared by:  
Patricia Battiato

The February 28, 2018 Town of Wawayanda Planning Board meeting was called to order at 7:30 by Chairperson Barbara Parsons.

**I. INFORMAL**

**AHS Solar Array / SBL# 1-1-21.12 / Airport Road / MC-1 Zone**

Jay Samuelson from Engineering Properties approached the board and gave a brief overview of their proposal. Mr. Samuelson explained that this property site is off of Airport Road and consists of an existing 60.3 acre vacant parcel that is proposed for a 5 Megawatt large scale solar energy system. The proposed improvements include two (2) gravel access roads and approximately 16,700 Canadian CS6U – 345M Solar Panels and three (3) power conversion pads which include; a generation meter, solar inverters, generator disconnects and step-up transformers.

Mr. Samuelson said that this is definitely in sketch plan form and we know we have a large amount of work to do.

Mr. Brian McGurn who is with the solar installers explained that this is community distributed generation, what this produces will be offered to

Orange & Rockland customers and will serve 700 residential customers (full house load).

MHE Engineering comments discussed as follows:

1. Plan contains areas identified as approximate wetland boundary. Jurisdictional agency for the wetland should be identified and actual delineation performed.
2. The short form EAF submitted identified the project as located in an archeologically sensitive area based on New York State Office of Parks, Recreation and Historic Preservation records. A cultural resources survey acceptable to that agency should be provided.
3. Details of the site access and location of the site access should be identified provided on the plans. Will a perimeter road be established for operation and maintenance of the facility?
4. Visual simulation should be provided identifying the impacts from the site from Interstate Route 84 vantage points as well as Airport Road.
5. Location of all power interconnect facilities should be provided on the plan. Transformer locations, pole locations and actual interconnect locations should be provided.
6. An approval from the utility receiving the power should be provided for the Planning Boards review.
7. The plan should show all adjoining structures including the residential structure which fronts on Airport Road.
8. The plan should show existing site features including tree lines, roadways, and agricultural fields.
9. The Applicants are requested to evaluate potential glare issues from the solar panels from Interstate 84 and Airport Road.
10. The Code Enforcement referral to the Planning Board should be provided.
11. A proxy from the owner of the property must be submitted for the Planning Board review.

12. All provisions of Section 195-42.1E must be complied with and identified on the plans.
13. Portions of the solar array appear in very close proximity to what is identified as a rear yard setback on the westerly most portion of the site.

**Razzano** / Special Use Permit / SBL# 15-1-4.3 / TC-Town Commercial Zone / Rte. 6

Mr. John Razzano approached the board and introduced Rita Myruski who currently has the Slate Hill Day Care (closer to Greenville) up on Route 6 and that day care has been there about twenty five years, and Ms. Myruski has been there about thirteen years. Mr. Razzano explained that Ms. Myruski wants to open her day care at the Town Center. The section she will be using is 2400 square feet (inside) with 3200 square feet of play area outside. He continued that this is a Special Use in the Zoning; he has 100 parking spaces and he explained that the Town Center business's was designed and built to be much more intense than this, and that they were approved for water and sewer for over 5000 gallons of water per day. We currently use 400 gallons, so there is plenty of water.

MHE engineering comments discussed as follows:

1. The Applicants are proposing to change an approved retail use to a Daycare facility. The Applicant proposes up to 51 children along with 10 employees to be located at the site.  
Adequate parking exists on the site for the proposed use.
2. A small fenced area is proposed to the rear of the existing structure to provide for outdoor instruction for the daycare use. We would recommend that the crossing between the facility and the outdoor play area access by striped as a cross walk.
3. County referral is required as project abuts a State Highway.
4. It is requested that the Applicants daycare facility provide the Planning Board with a copy of the New York State Office of Children and Family Services license identifying the number of children permitted.
5. A Public Hearing for the amended site plan is required. The Planning Board can consider waiving the Public Hearing based on the limited modification to the site proposed.

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Discussion on the way the day care works; how the children will cross the pavement and possible cones etc. for that crossing and also that the board will need a copy of her license. The board also discussed waiving the public hearing as there would not be any significant impacts.

**Motion by Daniel Long, seconded by Richard Onorati II to waive the Public Hearing as set forth in Article 7 of the Towns Zoning Law on the basis that there are not going to be any changes to the site plan, any significant impacts to the site and that the board does not anticipate any public controversy.**

**All voting members voted yes**

**Motion – Carried**

**Motion by Daniel Long, seconded by Kenneth Kyle for the board to act as Lead Agency**

**All voting members voted yes**

**Motion - Carried**

The Chairperson had the application sent over to Orange County Planning already (due to the secretary's absence) and once we receive their comments back we can proceed.

The February 28, 2018 Town of Wawayanda Planning Board meeting was adjourned at 7:55 P.M. by Chairperson Barbara Parsons.

Respectfully Submitted,

Patricia Battiato  
Secretary to Planning