

Jeffery Schmitt, Planning Board Chair  
Michael Harris, Vice Chairman  
Dale Warner, Town Planner  
Melissa Deffer, Clerk  
Teresa Bakner, Board Attorney



TOWN OF DUANESBURG  
SCHENECTADY COUNTY

Elizabeth Novak, Board Member  
Joshua Houghton, Board Member  
Michael Santulli, Board Member  
Matthew Hoffman, Board Member  
Michael Walpole, Board Member

Town of Duanesburg  
Planning Board Minutes  
June 16<sup>th</sup>, 2022  
**Final Copy**

RECEIVED

JUL 22 2022

TOWN OF DUANESBURG  
TOWN CLERK

**MEMBERS PRESENT:** Jeffery Schmitt- Chairperson, Michael Harris-Vice Chairperson, Elizabeth Novak, Joshua Houghton, Michael Santulli, Matthew Hoffman, Michael Walpole, Planning Board Attorney Teresa Bakner, Town Planner Dale Warner, and Clerk Melissa Deffer.

**INTRODUCTION:** Chairperson Jeffery Schmitt opened the meeting and welcomed everyone to tonight's Planning Board meeting. Schmitt asked for the board to introduce themselves to the public: Jeff Schmitt- Chairman, Elizabeth Novak- Planning Board Member, Teresa Bakner- Legal Counsel for the Planning Board, Matt Hoffman- Planning Board Member, Mike Walpole- Planning Board Member, Josh Houghton- Planning Board Member, Mike Santulli- Planning Board Member, Mike Harris- Vice Chairperson, Dale Warner- Town Planner, Melissa Deffer- Planning Board Clerk.

**OPEN FORUM:**

**Schmitt/Novak** made a motion to open the open forum.

Schmitt yes, Novak yes, Hoffman yes, Walpole yes, Houghton yes, Santulli yes, Harris yes.

**Approved.**

Lynne Bruning located at 13388 Duanesburg Rd (**Please see attachment**)

**Schmitt/Hoffman** made a motion to close the open forum.

Schmitt yes, Hoffman yes, Walpole yes, Houghton yes, Santulli yes, Harris yes, Novak yes.

**Approved.**

**PUBLIC HEARINGS:**

**#21-21 Serth, Joseph:** SBL# 35.05-1-19.2, (R-1) located at 8496 Mariaville Rd is seeking a Special Use Permit for use for an event venue under Local Law #1 2021 of the Town of Duanesburg Zoning Ordinance. Mr. Serth, His wife Chris, and Daughter Emily were in attendance.

**Schmitt/Walpole** made a motion to open the public hearing for the **#21-21 Serth, Joseph** application.

Schmitt yes, Walpole yes, Houghton yes, Santulli yes, Harris yes, Novak yes, Hoffman yes.

**Approved.**

Mr. Serth gave his presentation to the public.

Chairperson Schmitt asked what the sanitary plan will be and how far away is the nearest receptor.

Mr. Serth explained that they will be one bathroom on site and the rest will be portable bathrooms and Mr. Serth will work the town to see what else they can do as things develop and money starts coming in to put bathrooms on the site. As far as closest receptor, the old bed and breakfast has a shed that is 5 ft from the property line, but residential building will be roughly noise level wise 70 dba (which Mr. Serth explained that is him at speaking level). If the neighbors would like Mr. Serth indicated, he is willing to by a sound wall and to buy or install a digital sound meter.

Mr. Serth stated that he knows he can't have as rock concert on the property. The music will be limited to 4 hours of amplified music either a band or a DJ. Depending on what the event is the music will be different. There have always been parties thrown on this property.

Ann Segrue located at 274 Batter St explained that while the barn was being built the noise was very loud. If you look out the top floor windows in the Segrue home, they will be able to see everything they are doing. The parties that go on there now are loud. And 70 decibels don't seem much, as far as the traffic there is no way that the daycare down the road has the same number of cars going in and out a day is the same as traffic for a wedding that has 150 people. Mr. Serth explained that a study showed that there is about 3 people per car they come in and then they leave that's roughly 50 cars for one event.

Jim Segrue located at 274 Batter St submitted his concerns via a written letter with pictures and also shared his concerns with the Planning Board. **(Please See Attachment)**

Chairman Schmitt explained that the Planning Board cannot change the Ordinance the Board only follows it. The Planning Board can put conditions on a Special Use Permit and the applicant must follow the conditions of the Special Use Permit or the Special Use Permit can be revoked, which has happened in the past. Schmitt asked Mr. Segrue since he owns abutting parcel within the last decade of being there have you been disturbed by any of the small events that has taken place?

Mr. Segrue explained that he has been at his current residence for over 20 years and thru that time he has never seen an event with 100s of people. There have been 1 or 2 events with roughly 50 people, and they must close the windows, turn on the ACs and turn the tv on and you can still hear the noise. The sound vibrates off the lake and bounces right back. Even with a tent being put up who's to say that only 99 people will be in the barn, who is going to police the amount of people every time there is an event. The driveway that is supposed to be the second means of egress is not adequate for an event.

Mr. Serth explained that everything was incorrect that was just said, as far as his wife being able to see over to the property, that is probably true, and yes, a tent is supposed to be used if the 99 people limit was met. A lot of what was in Mr. Segrue's letter comes down the road. You don't get a building permit and then a Special Use Permit. You must invest your money to get the upgrades after the Special Use Permit is granted cause there is a chance to be denied. A triathlon is held on the property with way over 200 people. All the attendees park on the back lot and have a great time. The use of the neighbor's driveway is written in an agreement that was submitted to the town. There is a shed on the property that maybe down the road will be turned into bathrooms, it is empty, nothing is in there.

Peter Sweeny located at 176 Batter St is concerned with adversely affecting the community character. Even though he and his husband Tony have only just moved in a short time ago it

seems like it has always been a quite neighborhood. Mr. Serth said that the barn had been there for 30 years, but it was burnt down in 1990, so how historical could it really be? Events may have been held but the barn was just rebuilt in 2019. A survey was don't and the barn is 20 ft from the property line. If it is possible, they would like to see a building permit to see what zoning requirements were set in place at the time of the construction for the barn.

Town Attorney explained that if you would like to request a record a Freedom of Information request (F.O.I.L.) must be filled out with the Town Clerk.

Mr. Sweeny asked when it comes to SEQRA all the cars parking on the lawn and coming in and out all weekends will impact the neighbors as well as the headlights. It shows there is parking on the lake district side of the property, and that will certainly affect them personally. If Mr. Serth has property in the back, then he should be required to park the cars back there.

Mr. Serth responded by saying that he talked to Peter and Tony before they moved and told them he was going for a Special Use permit. They were fully aware that they were buying a bed and breakfast and there were weddings held there before. Their current residence use to be used for the same thing Joe is looking to do now. As far as parking goes, if the events are going well then, they will consider parking out back. A fence was proposed at the beginning of the application. There is also other screening that can be done, Mr. Serth said that he is willing to work with anyone.

Mr. Sweeny stated that a fence would be protection and had indicated that he had retained an attorney to advise him on the application.

Planning Board Counsel explained that the Board is here tonight to hear everyone's concerns, and if possible, to submit all the oral and written concerns to the Planning Board Clerk to be included in the record. Unfortunately, the public hearing is tonight for the record.

Barb located at 456 S. Shore Rd hears how nice the barn is going to be but if it gets too big, they will build a bigger one, same with the bathrooms and the parking lot. Barb is concerned with the event venue getting too big and will just keep adding things to make more people come.

The Planning Board Counsel explained that if any changes are made to project which has received a special use permit the applicant must come back to the Planning Board for approval, which the process is not easy, but can be done.

Nancy Located at 258 Batter St is concerned with the welfare of the people and kids when they see the lake and run across the road to get to it. Her mother-in-law lives with Nancy, and she is 85 years old and not well, if traffic is backed up how are emergency vehicles supposed to get to her. Noise is a big issue as well as alcohol. Nancy can see a tragedy happening.

Mr. Serth stated that he is not going to go commercial right away. He plans on doing smaller events and weddings and to get money coming in so he can put another driveway in make it easier for egress and ingress smoother.

Lynne Bruning located at 13388 Duanesburg Rd **(Please see attachment)**

Board Member Hoffman explained that he has heard the concerns of the residences and a lot of the concerns can be accommodated through conditions of the Permit if the Board chooses to issue it, the sound issue is going to be the biggest and most complicated. At 70 decibels at the property line or the residential receptor is going to be extremely hard to meet and the Board would be setting not only the applicant up for failure but the Towns Code Enforcement Officer up for future enforcement.

Mr. Serth said a Site Visit can be done. Anyone is welcome to come to the property and see for themselves.

Board Member Hoffman said that he feels that the applicant should be the one to provide the board appropriate tests and data to show how they are going to comply with the Local Law No1 that's set-in place.

Ann and Jim Segreue located at 274 Batter St would like to have a sound level professional other than Mr., Serth himself.

**Hoffman/Harris** made a motion to close the public hearing for the #21-21 Serth, Joseph application.

Hoffman yes, Harris yes, Schmitt yes, Novak yes, Walpole yes, Houghton yes, Santulli yes.

**Approved.**

For the next meeting the Board would like to see from Mr. Serth the following:

1. Noise study
2. Parking in the lake district (how it will be screened)
3. How is the lake district going to be utilized other than just the parking
4. Picture of the trees that will be taken down

Counsel to the Planning Board would like to put on the record that the Board Members are not going to Mr. Serth's house, as Mr. Serth invited them at the meeting, for a party that would be inappropriate. The Planning Board is an independent neutral body and looks at all applications and they do not party with applicants. If there is a need for a site visit it would be handled in a professional manner.

**Novak/Santulli** made a motion to table the #21-21 Serth, Joseph application until the July 21<sup>st</sup>, 2022, meeting.

Novak yes, Santulli yes, Harris yes, Schmitt yes, Hoffman yes, Walpole yes, Houghton yes.

**Approved.**

#### **OLD BUSINESS:**

**#22-01 Valley Mobile Home Court, LLC:** SBL#55.00-4-11.6, (C-2) located at 6204 Duanesburg Rd is seeking a Special Use Permit for 10 storage units under section 12.4(33) and a Minor Subdivision under section 3.4 of the Town of Duanesburg Subdivision Ordinance. Chris Longo from Empire Engineering is representing the owner via zoom, Eric Dolan-applicant for Valley Mobile Home Court, presented the application. Mr. Doug Cole TDE for the application was present as well. Mr. Dolan explained that two days ago they have received a report from Prime AE and Mr. Longo needs time to appropriately address the list of concerns from Prime AE. Unfortunately, with the events that has occurred there was not a lot of time for them to get everything done. Town Planner asked for Mr. Dolan to come to the meeting tonight so the Planning Board could start the process for the subdivision first that was asked so that the sale of the land did not fall through for Mr. Dolan. According to Mr. Dolan the buyer of the barn and the house will not go to the bank to get a mortgage until the approval of the subdivision. Mr. Dolan requests to the Board to have the subdivision process be first. Mr. Dolan stated he doesn't need the barn it is in disrepair and no use to him, but he doesn't want to be the bad guy when his bulldozer is the one to take it down. The Board agreed that if Mr. Dolan/Mr. Longo can respond to the TDE letter by July 11<sup>th</sup>, 2022, then a public hearing can be called for at the July Planning Board meeting and scheduled to occur at the August meeting.



**Harris/Houghton** made a motion to table the #22-01 Valley Mobile Home Court, LLC application until the July 21<sup>st</sup>, 2022, meeting.

Harris yes, Houghton yes, Walpole yes, Hoffman yes, Novak yes, Schmitt yes, Santulli yes.  
**Approved.**

**NEW BUSINESS:**

**#22-11 Primax Properties, LLC c/o Bohler:** SBL# 55.00-4-11.6, (C-2) located at Rt 7 are seeking a Special Use Permit under section 12.4(28) of the Town of Duanesburg Zoning Ordinance. Caryn Mlodzianowski with Bohler Engineering who is representing Primax Properties, LLC. Right now Primax Properties is under contract to buy a parcel on NYS Rt 7 just east of the existing dental building that. The lot is roughly 2.5 acres, and they are proposing a 10,700 sqft retail store. There is a site plan with the access off of Rt 7 that will be in the middle of the site. The property was surveyed, and the driveway has been designed to NYS DOT standards and submitted to NYSDOT for review. Site distances and all setbacks that are required for a C-2 parcel are met. Primax Properties will own the building and property and will rent the building to Dollar General. They are proposing 35 parking spaces. The Zoning Ordinance requirement is more than necessary at 60 parking spots. The additional pavement and storm runoff is not necessary here so they would like to seek a waiver for banked parking. Utilities that are available is sewer according to the Town Planner there is an easement for the parcel to connect into the sewer. A well is purposed back behind the building 200 ft from the septic field in the event no sewer is available. The siding will be hardy board, with shutters and awnings, lighting will be goose neck lighting with the fixtures designed as full cut off. There will be a sign like the one at the existing Dollar General. It is typical to have Dollar Generals close together. For the next meeting the Board would like to have the following:

1. Show bank parking waiver
2. Landscaping plan
3. Operation plan
4. Screening plan
5. Deliveries per day with turning radius for trucks
6. Lighting plan

**Novak/Santulli** made a motion do declare the Town of Duanesburg Planning Board lead agency in the SEQRA review process.

Novak yes, Santulli yes, Harris yes, Schmitt yes, Hoffman yes, Walpole yes, Houghton yes.  
**Approved.**

**Hoffman/Novak** made a motion to solicit bids to have a Town Designated Engineer (TDE) review the Site Plan review and SWPPP for the #22-11 Primax Properties, LLC c/o Bohler application.

Hoffman yes, Novak yes, Schmitt yes, Harris yes, Santulli yes, Houghton yes, Walpole yes.  
**Approved.**

**Novak/Santulli** made a motion to table the #22-11 Primax Properties, LLC c/o Bohler application until the July 21<sup>st</sup>, 2022, meeting.

Novak yes, Santulli yes, Harris yes, Schmitt yes, Hoffman yes, Walpole yes, Houghton yes.  
**Approved.**

**#22-10 Kagas, Spiro:** SBL# 53.00-1-29.21, (C-1) located at 9938 Western Turnpike is seeking an amendment to add an additional bay to the Ultimate Wishy Wash under section 14.6.2.5 of the Town of Duanesburg Zoning Ordinance. Also, seeking a site plan approval for accessory parking under section 5.2.2 of the Town of Duanesburg Zoning Ordinance. He is also seeking approval for a food truck. Joe Bianchine, P.E from ABD Engineering is representing Spiro and his wife Alicia who are also present at the meeting.

Chairperson Schmitt explained that previously the Code Enforcement Officer had issued a stop work order due to a violation to a special use permit that was issued to the owners for an accessory parking lot. When the parking lot was constructed the storm water runoff was diverted to the neighbors when the parking lot was not in accordance with the approved Special Use pert and the approved site plan. A fence was subsequently discussed, and no fence is shown on the plans today. The Special Use permit for the accessory parking lot was rescinded, so there is currently no authorization to use or maintain the accessory parking lot in place.

Joe is taking over the project and is proposing a different site plan. Mr. Kagas would like to pave the back of the existing parking lot behind the Wishy Wash bays, add a movable self-contained food cart, and do upgrades. ABD has gone out to the site and has done a topographic survey of the site. A little under an acre of the crush and run stone pad (accessory parking lot) exists. Vegetation was cleared and a 2x2 ditch with #2 stone in it was installed, on the right side of the parking lot and along the area where Mr. Wrens property is an intercepting ditch was put in to not flood the neighboring properties to divert the surface storm water and the subsurface storm water. A berm was installed with about 2 ft height that will contain the 100-year storm event. Joe explained that they are draining the water to the natural pathway. The realistic plan is to go with the natural path with an interception ditch.

**Novak/Hoffman** made a motion to solicit bids to have a Town Designated Engineer (TDE) review the Site Plan review and SWPPP for the **#22-10 Kagas, Spiro** application.

Novak yes, Hoffman yes, Walpole yes, Houghton yes, Santulli yes, Harris yes, Schmitt yes.  
**Approved.**

**Novak/Santulli** made a motion to table the **#22-10 Kagas, Spiro** application until the July 21<sup>st</sup>, 2022, meeting.

Novak yes, Santulli yes, Harris yes, Schmitt yes, Hoffman yes, Walpole yes, Houghton yes.  
**Approved.**

#### **SKETCH PLAN REVIEW:**

**None**

#### **OTHER:**

**None**

#### **MINUTES APPROVAL:**

**Novak/Harris** made the motion to approve May 19<sup>th</sup>, 2022, Planning Board minutes with minor corrections.

Novak yes, Harris yes, Schmitt yes, Hoffman yes, Walpole yes, Houghton yes, Santulli yes.  
**Approved.**

**ADJOURNMENT:**

**Novak/Hoffman** made the motion to adjourn at 10:01 pm.

Novak yes, Houghton yes, Walpole yes, Houghton yes, Santulli yes, Harris yes, Schmitt yes.  
**Approved.**

PO Box 160  
Quaker Street, NY 12141

Jeffery Schmitt, Chair  
Planning Board  
Town of Duanesburg  
5853 Western Turnpike  
Duanesburg, NY 12056

June 16, 2022

Re: Public Comment June 16, 2022 Planning Board

Dear Jeffery Schmitt and the Planning Board,

Lynne Bruning 13388 Duanesburg Road, Delanson, NY 12053.

Please accept my Privilege of the Floor comments as read into the June 16, 2022 planning board meeting minutes. I request that my comments and supporting documents are included in the official minutes as published on the town website.

1. The approved Oak Hill Solar site plan sheets 1 through 30 dated March 28, 2022 drawing C2.00 Overall Site Plan revision J signed by the planning board chair on April 15, 2022 reflects that the access road is 10 feet width outside the fence and 14 feet wide inside the fence. See attached Figure 1. It appears that construction for the access road is 20 feet wide both inside and outside the fence. See attached drone image Figure 2. Additional information for the access road, including the geogrid detail, is found on drawing C5.00. See Figure 3.

I request that the town engineer, Doug Cole, and town inspector, Dale Warner, perform a site visit to determine if the construction is in compliance with the approved site plan. Doubling the access road width may increase stormwater pollution. The construction may be in violation with the stormwater pollution prevention plan as approved by the New York State Department of Environmental Conservation. Lack of compliance may result in unwanted stormwater runoff into the abutting parcels.

Please perform a site visit to determine compliance and if necessary remedy the road width to meet the approved site plan of 10 feet width outside the fence and 14 feet width inside the fence.

2. Request that the approved Oak Hill Solar site plan sheets 1 through 30 of 30 dated March 28, 2022 revision J signed by the planning board chair on April 15, 2022 be provided on the town website or in Amp's online public drop box. The cost of \$37 per sheet to obtain a hard copy of the 30 page site plan is an unreasonable expense for the taxpayers.

3. The April 2022 NYSIR queue shows additional solar facilities for Duaneburg. The street addresses are not provided. <https://www3.dps.ny.gov/W/PSCWeb.nsf/All/286D2C179E9A5A8385257FBF003F1F7E>

4. Please review the attached "Draft Spreadsheet Review Solar Facility." This spreadsheet is derived from the documents, questions and comments encountered during the review of Oak Hill Solar 1, LLC and Oak Hill Solar 2, LLC between 2018 to 2022. This draft spreadsheet may assist the board to be accountable and transparent with the taxpayers when reviewing a solar application's compliance with local law. This spreadsheet was provided to the Solar Law Review Committee at their June 14, 2022 meeting.

If such a spreadsheet had been utilized during the 2018 and 2019 review of Oak Hill Solar facilities the town engineer and the planning board may have identified that the approved site plan sheets 1 through 10 of 10 dated June 6, 2019 and submitted to the board on September 17, 2019, See Figure 5, was not drawn to scale, did not provide an engineers stamp, omitted neighboring houses, omitted fence height, was not oriented with north to the top of sheet, did not provide all equipment, did not provide measurements for the equipment provided, and did not provide equipment pads. It may have helped the town engineer and the planning board identify that the SWPPP discharged stormwater "offsite" and that the National Wetland Inventory on the site and abutting parcels was omitted. It may have helped the town engineer and the board identify that more than 10 acres of forest would be removed to construct the solar facilities, See Figure 6 the May 7, 2018 site plan treeline.

A spreadsheet, similar to what is enclosed, may provide the board an easy to understand way to track project compliance. I urge the board to include such a spreadsheet in the updated solar law.

I will submit my statement in writing with supporting documents to the planning board clerk. Thank you for your time and consideration.

Respectfully,  
Lynne Bruning  
720-272-0956  
lynnebruning@gmail.com

Enc: March 28, 2022 Site Plan drawing C2.00 signed by planning board chair April 15, 2022  
Drone image with annotations Oak Hill Solar  
March 28, 2022 Site Plan drawing C5.00 Access Road detail and geogrid

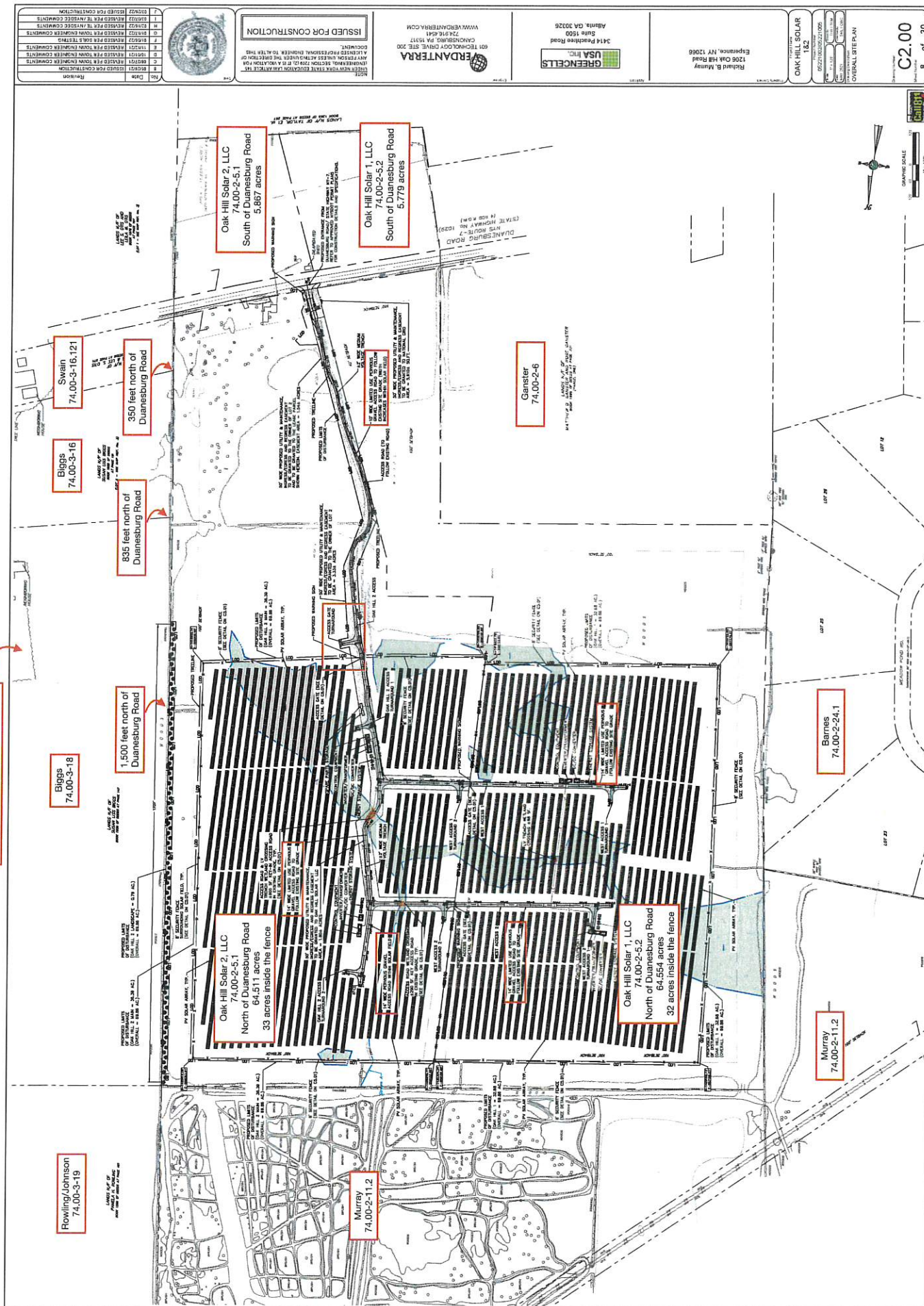
Draft spreadsheet Solar Facility Review

June 6, 2019 Oak Hill Solar site plan sheets 1 through 10 of 10 submitted to the board on  
September 17, 2019

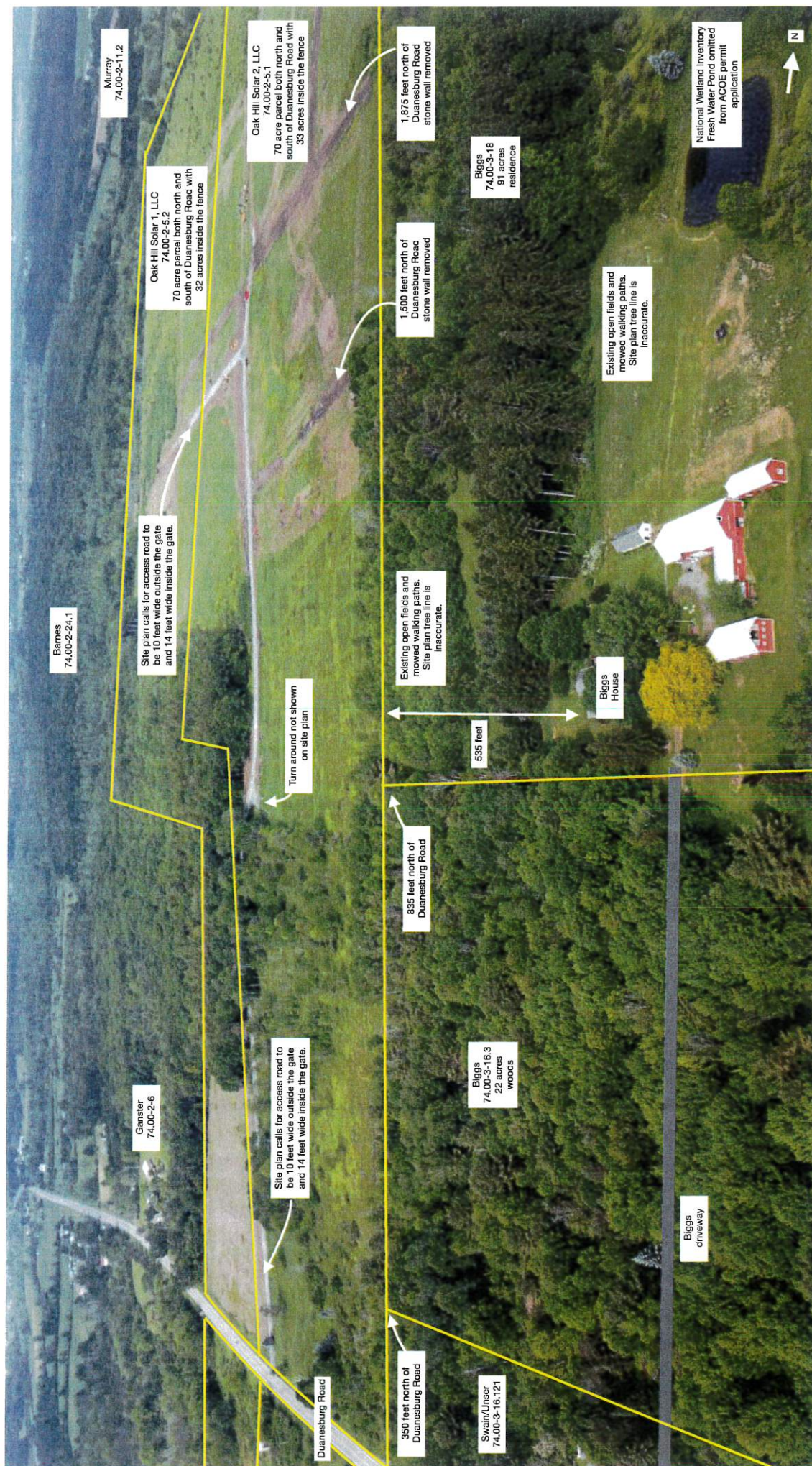
May 7, 2018 Oak Hill Solar Site Plan

Cc: Dale Warner, code inspector  
William Wenzel, Supervisor

Tree line is incorrect  
Walking paths and open fields are omitted







June 16, 2022

Drone image June 2, 2022 from Biggs tax id parcel 74.00-3-18 with view to west toward Oak Hill Solar 1, LLC and Oak Hill Solar 2, LLC  
 June 16, 2022  
 FEAF Part 1 indicates there is 82 acres of wetlands on the site. ACOE permits limit disturbance of wetlands to 1/10th of an acre.  
 The approved site plan calls for 10 feet wide access roads outside of the fence and 14 feet wide access roads inside the fence.





DRAFT Spreadsheet Review Solar Facility DRAFT

	NAME 1, LLC	NAME 2, LLC	QUESTIONS and CLARIFICATIONS
UPDATED	June 14, 2022	June 14, 2022	
Name	NAME, LLC	NAME 2, LLC	
State ID Number			
Service Process			
Incorporation Date			
Last Date of Filing			
Next Statement Due Date			
Entity Status			
Name	NAME, LLC		
Branch Office			
State ID Number			
Service Process			
Incorporation Date			
Foreign Formation Date			
Next Statement Due Date			
Filing History			
Additional Company Information			Who does company fund?
Additional Company Information			Where is the money?
Website			
Address			
Phone			
Registered Officer			
Officer			
Public Relations			
Alternate Address			
Franchise			80-MW required by NYS PSC
Name			
Website			
Address			
Phone			
Representative			
Representative			
Construction Surveyor			
Civil Engineer			
DATE TO DATE			
Sold to			
Sold to			
Name			
Website			
Address			
Phone			
Representative			
Representative			
Name			
Address			
Involved Parcel Tax ID			
Acres			
Agricultural District			
Taxes			

DRAFT Spreadsheet Review Solar Facility DRAFT

Abutting Parcel Ownership			
Lease/Memorandum of Option Agreement (Land Purchase)			
<b>LAND OWNER ATTORNEY</b>			
Name			
Website			
Address			
Phone			
Representative			
Representative			
<b>PROJECT STATISTICS</b>			
Name Plate Capacity MW AC			Cross check on <a href="#">NYSIR and NYISO queue</a>
Solar Panel MW DC			Combined MWdc
Battery Storage MWh			Combine MWh
Number of Solar Panels			
Solar Panel Watt			Will footprint be reduced with higher wattage panels?
Panel Orientation			
Fixed or Tracking			
Height of Panels at Maximum Tilt			Local Law Height?
Parcel Acres			Require a lot line adjustment?
Solar Coverage Acres			Combine acres?
Acres Inside the Fence			Combined acres?
Acres Outside the Fence			Combined acres?
Set Back Front			
Set Back Side			
Set Back Rear			
Set Back Residential			
<b>INTERCONNECTION REVIEW</b>			
NYSIR			<a href="#">NYSIR and NYISO queue</a>
Account Number			
Date Entered Queue			
Payment Received			
NYSIR Queue PV kWAC			
NYSIR Queue BESS kWAC			
Hybrid			
Utility Retention of REC			
Inverter			
Power Board			
Transformer			
Metering			
Value Stacked			
CESIR Cost to Customer			
Estimated Cost by Utility			
Circuit ID			
Substation			
Interconnection Nameplate Capacity			
<b>INSTRUMENT</b>			
Meeting Minutes	Website		
Meeting Videos	Website		
Application Documents	Subdivision, Site Plan, Special Use Permit. Paper documents only through Freedom of Information Request		

**DRAFT Spreadsheet Review Solar Facility DRAFT**

<b>Sketch Plan</b>	Freedom of Information date link to documents online		
<b>Zoning Variance</b>	Freedom of Information date link to documents online		
<b>Subdivision Plan</b>	Freedom of Information date link to documents online		
<b>Site Plan</b>	Freedom of Information date link to documents online		
<b>FEAF Part 1</b>	Freedom of Information date link to documents online		
<b>FEAF Part 2</b>	Freedom of Information date link to documents online		
<b>County Approval</b>	Date link to document		
<b>County Industrial Development Agency</b>	Name Contact information website		
<b>County Economic Development and Planning</b>	Name Contact information website		
<b>County Environmental Advisory Council</b>	Name Contact information website		
<b>County Geographic Information System Maps</b>	Name Contact information website		
<b>FEAF Part 3 Negative Declaration</b>	Freedom of Information date link to documents online		
<b>Resolution Approving Special Use Permit</b>	Freedom of Information date link to documents online		
<b>Conditions of Special Use Permit</b>	Freedom of Information date link to documents online		
<b>Resolution Approving Subdivision</b>			
<b>Board Meeting Minutes</b>	Freedom of Information date link to documents online		
<b>Common Driveway Access Agreement</b>	Freedom of Information date link to documents online		
<b>Legal Actions Article 78</b>	Freedom of Information date link to documents online		
<b>NYSERDA Land Use Form</b>	Freedom of Information date link to documents online		<a href="#">Example September 26, 2019</a>
<b>State NY-Sun Contract</b>	Freedom of Information date link to documents online		<a href="#">Incentives for solar panels</a>
<b>NYSERDA Retail Battery Storage Contract</b>	Freedom of Information date link to documents online		<a href="#">Incentives for battery</a>
<b>NY Green Bank Funding</b>	Freedom of Information date link to documents online		<a href="#">Incentives for development</a>
<b>State Environmental Notice Bulletin</b>	Freedom of Information date link to documents online		<a href="#">NYS DEC ENB</a>
<b>Permit - Parks Rec and Historic Preservation</b>	Freedom of Information date link to documents online		<a href="#">NYS Office of Parks, Recreation and Historic Preservation</a>



**DRAFT Spreadsheet Review Solar Facility DRAFT**

Permit - Department of Environmental Conservation	Freedom of Information date link to documents online		<a href="#">NYS Department of Environmental Conservation</a>
Permit - Army Corps of Engineers	Freedom of Information date link to documents online		<a href="#">United States Army Corps of Engineers</a>
Permit - Department of Transportation	Freedom of Information date link to documents online		<a href="#">NYS Department of Transportation</a>
Warranty Deed Lot Line Changes	Freedom of Information date link to documents online		
Warranty Deed Lease and Easements			
PILOT Town	Freedom of Information date link to documents online		
PILOT County	Freedom of Information date link to documents online		
PILOT School	Freedom of Information date link to documents online		
Extension for Special Use Permit	Freedom of Information date link to documents online		
Extension for Special Use Permit	Freedom of Information date link to documents online		
Visual Screening Maintenance Agreement	Freedom of Information date link to documents online		
Decommissioning Agreement	Freedom of Information date link to documents online		
Decommissioning Escrow Agreement	Freedom of Information date link to documents online		
Building Permit	Freedom of Information date link to documents online		
Change Orders	Freedom of Information date link to documents online		
National Grid Easements	Freedom of Information date link to documents online		
Access Road Easements	Freedom of Information date link to documents online		
Lease Agreements	Freedom of Information date link to documents online		
Mortgage	Freedom of Information date link to documents online		
<b>LAWS</b>			
Local Solar Law	Website		
Local Fire Law/Ban	Website		
Local Noise Ordinance	Website		
Local Storage Ordinance	Website		
Local Zoning Ordinance	Website		
Junk Yards	Website		
Subdivision Plan	Website		
Zoning Variance	Website		
Local Code Of Ethics	Website		
Open Meeting Law	<a href="https://opengovernment.ny.gov/open-meetings-law">https://opengovernment.ny.gov/open-meetings-law</a>		

DRAFT Spreadsheet Review Solar Facility DRAFT

Freedom Of Information Law	<a href="https://opengovernment.ny.gov/freedom-information-law">https:// opengovernment.ny.gov/ freedom-information-law</a>		
<b>INSURANCE</b>			
Contractor	Freedom of Information date link to documents online		
Damages/Liability	Coverage		
<b>SWPPP</b>			
Date	Freedom of Information date link to documents online		
Drafted by			
Tracking number			
Number of Pages			
Description of Project			
Date Approved by Town Engineer			
Date Approved by DEC			
Date Percolation Test			
Perc Test Witness			
<b>DECOMMISSIONING AGREEMENT</b>			
Date	Freedom of Information date link to documents online		
Drafted by			
Tracking Number			
Number of Pages			
Description of Project			
Date Approved by Town Board			
Date Filed With County			
Decom Amount Solar Array			
Decom Amount Battery Storage			
<b>DECOMMISSIONING ESCROW AGREEMENT</b>			
Date	Freedom of Information date link to documents online		
Drafted by			
Tracking Number			
Number of Pages			
Description of Project			
Date Approved by Town Board			
Date Filed With County			
Decom Amount Solar Array			
Decom Amount Battery Storage			
<b>PAYMENT IN LEIU OF TAXES AGREEMENT</b>			
Date	Freedom of Information date link to documents online		
Drafted by			
Tracking Number			
Number of Pages			
Description of Project			
Date Approved by Town Board			
Date Filed With County			
Town PILOT Amount First Year			

DRAFT Spreadsheet Review Solar Facility DRAFT

Town PILOT Amount Last Year			
School PILOT Amount			
County PILOT Amount			
<b>Informational</b>			
Date	Freedom of Information date link to documents online		
Drafted by			
Tracking number			
Number of Pages			
Description of Project			
Date Approved by Town Board			
Date Filed with County			
How many trees?			
Species of Trees?			
Height of Trees?			
How are trees watered?			
<b>Informational</b>			
Website	Website		
Chair			
Attorney			
Email			
Project Site Visit			
Agendas and Minutes			
Date of Review			
Public Hearing Notice			
Compliance with Open Meeting Law			
Conflict of Interest			
<b>Informational</b>			
Website	Website		
Chair			
Attorney			
Email			
Project Site Visit			
Agendas and Minutes			
Date of Review			
Public Hearing Notice			
Compliance with Open Meeting Law			
Conflict of Interest			
<b>Informational</b>			
Website	Website		
Supervisor			
Address			
Phone			
Email			
Project Site Visit			
Agendas and Minutes			
Date of Review			
Public Hearing Notice			
Compliance with Open Meeting Law			
Conflict of Interest			
<b>Informational</b>			
Website	Website		
Director			
Address			
Phone			
Email			



DRAFT Spreadsheet Review Solar Facility DRAFT

Albany County Planning and Economic Development			
Sales Tax Exemption			
PILOT Review			
Date of Approval			
Compliance with Open Meeting Law			
Conflict of Interest			
<b>PUBLIC OUT REACH</b>			
Applicant Notification to Neighbors			
Proof of notification for public outreach meetings to Neighbors			
Newspaper			
Open House by Applicant			
Town Notification to Neighbors			
Proof of Notification of Public Hearing to Neighbors			
<b>NEIGHBORING FACILITY</b>			
Nearest Solar/Wind/Battery			
<b>NEIGHBORING HOMES</b>			
Neighbor 1			Distance to property line?
Neighbor 2			Distance to property line?
Neighbor 3			Distance to property line?
Neighbor 4			Distance to property line?
Neighbor 5			Distance to property line?
<b>PARCEL INFORMATION</b>			
Project Address			<a href="#">County Image Map</a>
Parcel Owner			
Location			
Tax ID			
Existing Use			
Lot Width			
Lot Depth			
Lot Acres			
Street Frontage			
Highest Elevation			
Lowest Elevation			
Soils			
State Wetlands			
Federal Wetlands			
Nearest substation			
Nearest Power Plant			
Nearest Land Fill			
Nearest Recycling for Panels			
Nearest Recycling for Batteries			
Nearest Industrial Zone			
Document			
Owner			
Street Address			
Living Area			
Tax Id Number			
Site Property Class			
Zoning Code			
Neighborhood Code			
Agricultural District			
School District			
Acres			



DRAFT Spreadsheet Review Solar Facility DRAFT

Land Assessment			
Full Market Value			
Total Assessment			
Equalization Rate			
2018 Town Taxable			
2018 Town Exemptions			
2017 Town Taxable			
2017 Town Exemptions			
Sale Date			
Deed Book and Page			
Fire District			
Exemptions			
Exemptions			
Roll Section			
Taxes			
Date Sheet 1 of XXX			Is site plan centered on sheet? Is scale provided? Is graphic scale provided? Is north at top of sheet? Does parcel outline match Site Plan location outline?
Date Sheet 2 of XXX			
Date Sheet 3 of XXX			
Sheet 9 of XXX Details			Are all pieces of equipment provided? Are all dimensions provided?
Electrical Drawings			
Battery Storage Drawings			
Tracker Panel Drawings			
Planting Plan			
Construction Phasing Plan			
Proposed Solar Panel Height			DISTANCE FROM GROUND TO TOP EDGE OF PANEL AT MAXIMUM TILT?
Panel Position in Storms			DISTANCE FROM GROUND TO PANEL WHEN STORED FLAT IN STORM POSITION?
Proposed Impervious Coverage			Virginia has declared solar panels Impervious Surfaces
Building Height			Battery Containers may be 11 to 13 feet height. June 1, 2022 Q/A Appendix E Drawing E-100 Does not provide dimensions for battery storage container. Lack of clarity. Misleading.
Equipment Pad Height			Two feet?
Disturbance			
Wet Land Disturbance			
Fence South East Corner GPS			Proposed Fence Height? Compliant with Local Law? National Electric Code requirements?
Fence North East Corner GPS			
Fence South West Corner GPS			
Fence North West Corner GPS			
Equipment Pad Testing Point-1 Location GPS			
Equipment Pad Testing Point-2 Location GPS			

DRAFT Spreadsheet Review Solar Facility DRAFT

Equipment Pad Testing Point-3 Location GPS			
Equipment Pad Testing Point-3 Location GPS			
Does applicant Require Board Approval to Change Equipment			
Sheet 1 of XXX			
Sheet 2 of XXX			
Sheet 3 of XXX			
Sheet 1 of XXX			
Sheet 2 of XXX			
Sheet 3 of XXX			
Sheet 1 of XXX			
Sheet 2 of XXX			
Sheet 3 of XXX			
Date			
Engineer			
Scale			
North Arrow			
Direct Current			
Alternating Current			
Number and Type of Modules			
Panel Module Dimensions			
Racking			
Tilt Angle			
Max Shade Angle			
Azimuth from South			
Pitch Distance			
Row to Row distance			
Number of Inverters			
Inverter			
Power Ratio			
Number of AC Combiners			
Number of Transformers			
Acres Inside the Fence			
Fence Length			
Parcel Acres			
GPS Fence Corner Post			
GPS Fence Corner Post			
GPS Fence Corner Post			
GPS Fence Corner Post			
GPS Dividing Fence Corner Post			
GPS Dividing Fence Corner Post			
Switchgear			
DC - DC Converters			
Number of Motors			
Motor Locations			
Motor			
Drawing of Motor			
Drawing of Wiring Harness			
Specification Sheet for motors			
Are Neighboring House Shown			

DRAFT Spreadsheet Review Solar Facility DRAFT

<b>Access Road</b>			
Width inside fence			
Length inside fence			
Width outside fence			
Length outside fence			
Depth			
How many tons of rock			
How many truckloads			
Linear Feet of Trenching			
Linear Feet of Wires In Ground			
Linear Feet of Wires Above Ground			
Dimensions of Equipment Pads			
How many equipment pads			
What equipment is on equipment pads			
Equipment pads for Major Switchgear			
Wet Lands			
National Wetland Inventory			
<b>Dilapidated of Structures on the Project Site</b>			
<b>Security Fence</b>			
Security Vehicle Gate			
Gravel Access Drive			
Infiltration Trench			
Level Spreaders			
Stabilized Construction Access			
Silt Fence			
Rock Filters			
18" Compost Filter Sock			
Concrete Washout			
Timber Mat			
Racking Steel in Pounds			
Number Panels			
Number Posts			
Number Utility Power Poles			
Cables in pounds			
Above ground cables			
Underground cables			
Roads square feet			
Turnarounds			
Fence Height			Proposed Fence Height? Compliant with Local Law? National Electric Code requirements?
Linear Feet Fence			
Number of Fence Posts			
Number Fence Posts in Concrete			
Fence Material			
Posts feet on center			
CCTV			
Set Back Side			
Set Back Front			

DRAFT Spreadsheet Review Solar Facility DRAFT

<b>Set Back Rear</b>			
<b>REPORTS</b>			
Archeological Report	Freedom of Information date link to documents online		
Report to/from USACE	Freedom of Information date link to documents online		
Reports to/from DEC	Freedom of Information date link to documents online		
<b>ENVIRONMENTAL</b>			
FEAF Part 1	Freedom of Information date link to documents online		
FEAF Part 2	Freedom of Information date link to documents online		
FEAF Part 3	Freedom of Information date link to documents online		
Acres Forest Removed			
Local Law Acres of Forest Removed?			
Acres Grassland Removed			
Acres Agriculture Removed			
Wetlands Removed			
Acres Solar Coverage			
CLEAR CUTTING			
<b>WIND</b>			
Fixed or Tracking			How many motors? How many gears? How much noise?
Number of Panels			
Width of Panels			May 2022 Virginia declared solar panels impervious surfaces.
Width of Panels Between Rows			15 feet width? Are panels considered impervious surfaces?
Type of Panels			
Capacity of PV Array DC			
Manufacturer of Panels			
Dimensions of Panel			
Watts of Panel			
Height of Panels Parallel to the Ground			How tall are the panels? 9 feet?
Height of panels at full tilt			How tall are the panels? 15 feet?
Rotation			
Tracking Motor			Decibel level?
How Many Motors			Decibel level?
Tracking Gear			Decibel level?
How Many Gears			Decibel level?
Warranty Glass			
Warranty Panel			
How many Posts			1,500 per project?
<b>GLARE</b>			
Date			FAA Navigational Studies are not Glare Studies.
Document			
Compliance			
<b>OTHER</b>			
Date			

DRAFT Spreadsheet Review Solar Facility DRAFT

Document			
Compliance			
Date			
Document			
Compliance			
Battery Storage MWh			
Battery Storage Containers			
Battery Type			
Battery Manufacture			
AI Platform			
Emergency Notification System			
Dimensions of Stack			
Battery operating temperature			
HVAC			Noise?
Number of Batteries			
MWh			
Weight of Batteries			
HVAC for Batteries			
Height of Containers			Battery Containers may be 11 to 13 feet height.
Height of Equipment Pads			Combined Height?
Volume of Buildings to Climate Control			
Distance between BESS containers			
Set back of container from solar panels			
Back-up generators			
Generator Fuel Source			
Water source on site for fire fighting			Are there Fire Hydrants in this neighborhood?
Solar Law			
Zoning Ordinance			
GPS of Equipment Pad Number 1			
Distance Nearest Property Lines			
Distance Nearest Property Lines			
GPS of Equipment Pad Number 2			
Distance Nearest Property Lines			
Distance Nearest Property Lines			
GPS of Equipment Pad Number 3			
Distance Nearest Property Lines			
Distance Nearest Property Lines			
GPS of Equipment Pad Number 4			
Distance Nearest Property Lines			
Distance Nearest Property Lines			
How Many Tracking Motors?			An 8.3-MWdc solar array may have 215 motors.

How Many Gearing Systems?			
GPS of Tracking Motors			
GPS of Equipment at Curry Road			Switchgear
Distance Nearest Property Lines			
Distance Nearest Property Lines			
Applicant Noise Analysis			PROVIDE FULL LIST OF EQUIPMENT.
Tracker Motor			70 dB @ 3 feet
Tracking Gear			
DC to DC Converter			85 dB @ source
Switchgear			100 dB @ source
BESS			100 dB @ source
Transformer			62 dB @ 3 feet
Inverter			79 dB @ 3 feet
HVAC Air Conditioner			89 dB @ 3 feet
HVAC Heat			
Emergency Generator			
Ground Factor			
Summer			
Winter			
Pitch			
Tone			
Noise pattern steady or intermittent			Is noise continuous 24/7/365 for lifetime of Project?
Day			
Night			
Noise at 100 feet			
Noise at 500 feet			
Noise at 1000 feet			
Noise at Property Lines			
North			
South			
East			
West			
Transformers			
Major Switch Gear			
Racking			
Gears			
Tracking Motors			8.3-MWdc array may have 215 motors
Posts for Array			May have 1,500 posts
Depth of Posts			
Height of Posts			May be 9 feet tall posts
Height of Tracker Module			Up to 20 feet
String Inverter, Storage and DC Converters			
Central Inverter			
Underground Wire Linear Feet			All of the wire - 3 to 4 types per 3' deep trench per Project. Wires have plastic coating that contains PFAS. Site is located above primary aquifer
Above Ground Wire Linear Feet			
Site Restoration			
Access Road Length			
Gravel Access Road			
Tons of Rock			

DRAFT Spreadsheet Review Solar Facility DRAFT

How many Truck loads			
DC-DC Converters			
Utility Power Poles			
Spare Parts Storage			
Racking Steel in pounds			May be 584,000 pounds per 8.3-MWdc Project.
Racking Aluminum			May be 880,000 pounds per 8.3-MWdc Project.
Cables in pounds			May be 37,966 pounds per 8.3-MWdc Project.
Roads square feet			
Length of road			
Width of Road			
Depth of Road			Minimum depth of rock to withstand weight of emergency vehicle equipment.
Site Restoration			
Square Footage of Road			
Road earthwork for access drive and turn around			
<b>DECOMMISSIONING</b>			
Decom Amount for Entire Project	Freedom of Information date link to documents online		
Decom for Array			
Decom for BESS			
Decom for Access Road			
Recycle Panels			
Recycle Battery			
Waste Disposal			
Waste Location			
Utility Power Poles			
<b>ENVIRONMENTAL</b>			
Reseeding			
Pollinator Goals			Required by Law?
Vegetation maintenance			Sheep? Can sheep be used with tracking solar panels? Provide an Animal Husbandry Plan as Approved by Ag and Markets?
Biodiversity			Required by Law?
Lease area			
Inside fence			
Outside fence			Who is required to maintain?
<b>VISUAL ANALYSIS</b>			
Visual Analysis	Freedom of Information date link to documents online		
Screening			
Number of trees			
Maintenance Agreement for lifetime of Project			
<b>CONSTRUCTION</b>			
Location Of Lay-Down Yard			
How Many Truck Loads Of Gravel?			
How Many Pieces Of Heavy Machinery			
Noise Level From Equipment In Decibels At Source			
Excavator			



DRAFT Spreadsheet Review Solar Facility DRAFT

Grader			
Dump Truck			
Skidsteer			
Atv			
Trencher			
Pounder			
Construction Trailer			
Construction Generator			
Fuel Source			
How Many Spools Of Wire			Is underground wire removed at time of decommissioning?
Sani-Huts			
<b>TRAFFIC</b>			
DOT Permit Application	Freedom of Information date link to documents online		
Sight Distance Requirements			
Trucks			Per day per project
Heavy Machinery on Site			Per day per project
Workers Vehicle			Per day per project
Construction Traffic Plan			What roads?
<b>CONTAMINANTS</b>			
Precautionary Pricpal			
Water Test			
Soil Test			
Letters PFAS			
Letters PFAS			
Letters PFAS			
<b>HEAT GENERATED</b>			
Study for Heat Generated From Project			<a href="https://physicsworld.com/a/solar-panels-can-heat-the-local-urban-environment-systematic-review-reveals/">https://physicsworld.com/a/solar-panels-can-heat-the-local-urban-environment-systematic-review-reveals/</a>
<b>WHO IS BUYING THE ENERGY</b>			
Operating Tarrif			
REC Sold to			
Power Purchase Agreement			
<b>COMPANY SELLING COMMUNITY SOLAR SUBSCRIPTION</b>			
Name			
Website			
Address			
Contact			
<b>NYSERDA LAND USE FORM</b>			
NYSERDA Land Use Form			
<b>COUNTY APPROVAL</b>			
Albany County			
County Industrial Development Agency			
<b>FUNDING</b>			
Town			Town breaks
County			Tax breaks
State			NYSERDA Incentives
Federal			
<b>US SECURITIES AND EXCHANGE COMMISSION</b>			



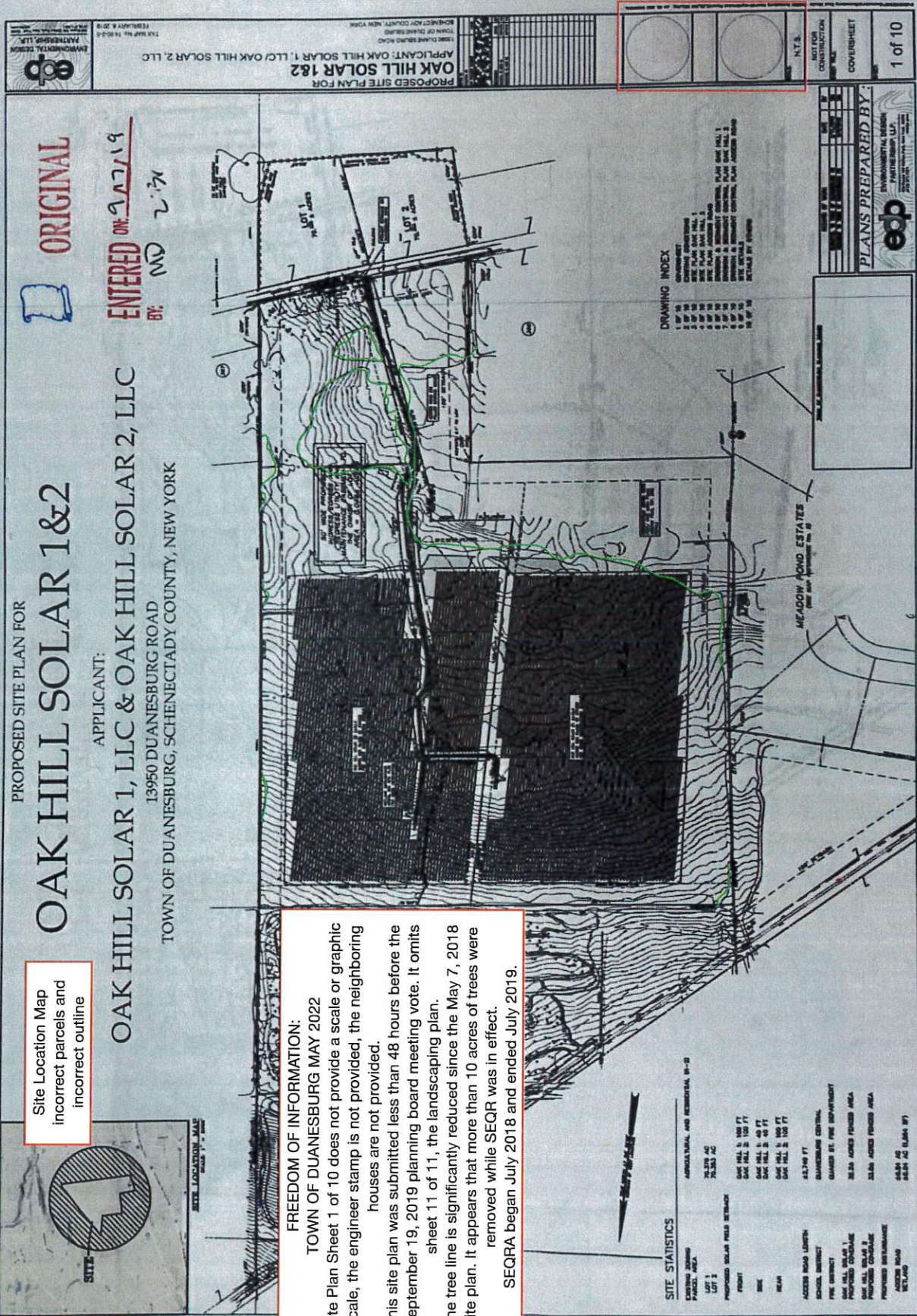
DRAFT Spreadsheet Review Solar Facility DRAFT

			Industry Group is "Other Real Estate". Applicant did not claim "Electric Utilities" or "Other Energy" as Industry Group. In 2018 - 2019 Applicant, Solar Speculator LLC, presented themselves as "solar developers". Did the Applicant misrepresent themselves and mislead the town and taxpayers?
Contact Information			
Phone			
<b>Renewable Energy</b>			
Retail Energy Storage Incentive Program AC			
Retail Energy Storage Deadline			
Retail Energy Storage Transferred to			
NY-SUN Incentive Program measured in DC			
NY-SUN Deadline			
NY-SUN Transferred to			
<b>Financial</b>			
Mortgage			
Signator			
Document			
Liability: Grant of Access and Utility Easement			
Liability: Memorandum of Lease			
Visual Maintenance Agreement			
Common Access Driveway Agreement			
Driveway maintenance agreement			
Landowner			
<b>Legal</b>			
Abutting Parcel Documents			
Abutting Property Owner Request			
Article			
Report			
Testimony			
<b>Investment</b>			
Sold/Transferred			
Owner/Operator			
Investors in Eden Renewables			
Investor 1			
Investor 2			
Investor 3			
Investor 4			
Investor 5			
Investor 6			
Investor 7			
Company is the Major Investor In What Company?			
<b>IDA Information</b>			
IDA Information			

DRAFT Spreadsheet Review Solar Facility DRAFT

Permeant Job			
CONSTRUCTION COST			
Labor			
Temporary	Prevailing wage, benefits,		
Permanent	Prevailing wage, benefits,		
Employment Sourcing	Local, NYS, Out of State		
Materials			
Solar Panels	manufacturer, location, warrenty		
Racking	manufacturer, location, warrenty		
Inverters	manufacturer, location, warrenty		
DC-DC Converters	manufacturer, location, warrenty		
Transformers	manufacturer, location, warrenty		
Switch Gear	manufacturer, location, warrenty		
Battery	manufacturer, location, warrenty		
HVAC	manufacturer, location, warrenty		
Generators	manufacturer, location, warrenty		
INSURANCE			
Damages	Amount, dates, beneficiary, carrier, has a copy of the policy been provided		
Liability	Amount, dates, beneficiary, carrier, has a copy of the policy been provided		
Building Permit			
Media Reported Cost			
CORRESPONDENCE			
Applicant			
Town Engineer			
Applicant			
Town Engineer			
Applicant			
Town Engineer			
Applicant			
Town Engineer			
DATA.NY.GOV			<a href="https://data.ny.gov/">https://data.ny.gov/</a>
Number			
Purchase Type			
Date Application Received			
Contractor			
Total Nameplate kW DC			
Expected Annual Production kWh			
Solar Panel			
Number of Panels			
Inverter			
GPS			
COST			
NYSERDA Incentive			
Affordable Solar			
Community Distributed Generation			
NY Green Job Participation			

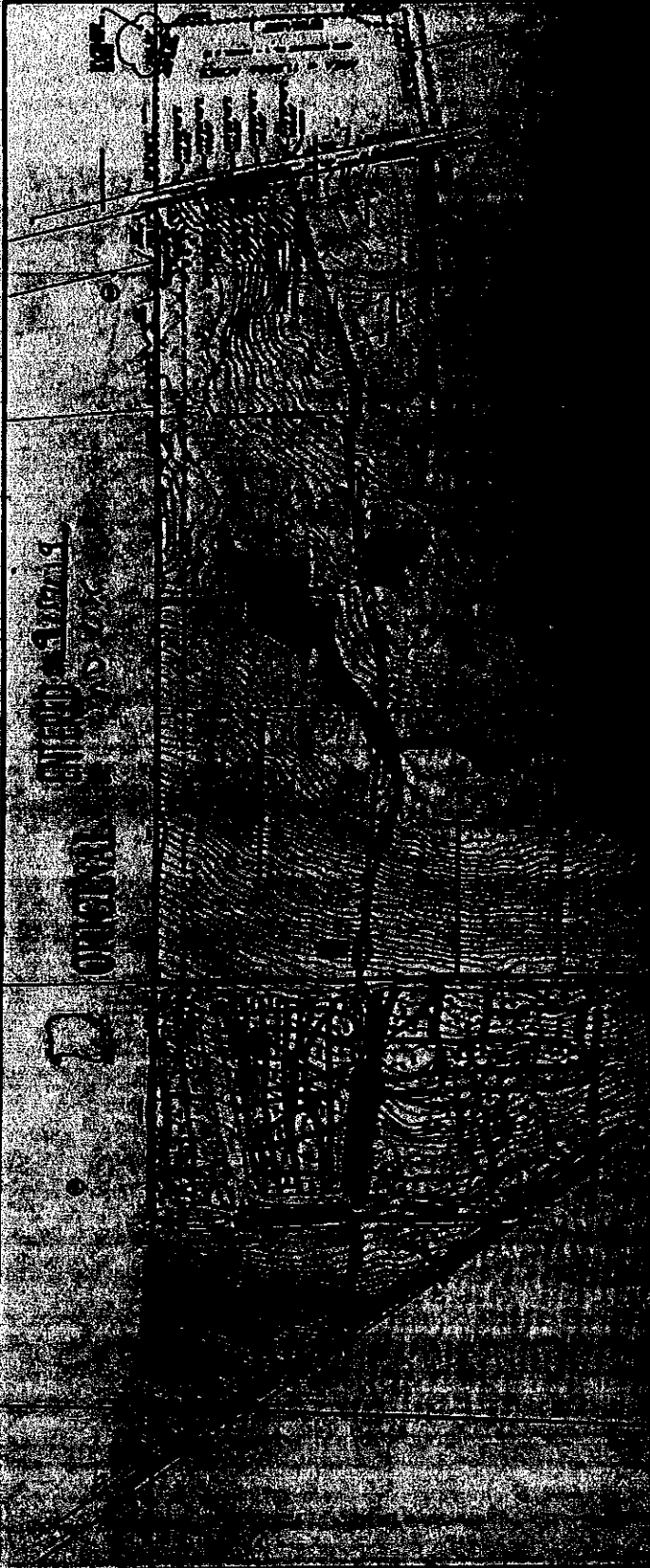








THE NATIONAL AERONAUTICS AND SPACE ADMINISTRATION  
WASHINGTON, D. C. 20546



RECEIVED  
JAN 10 1968

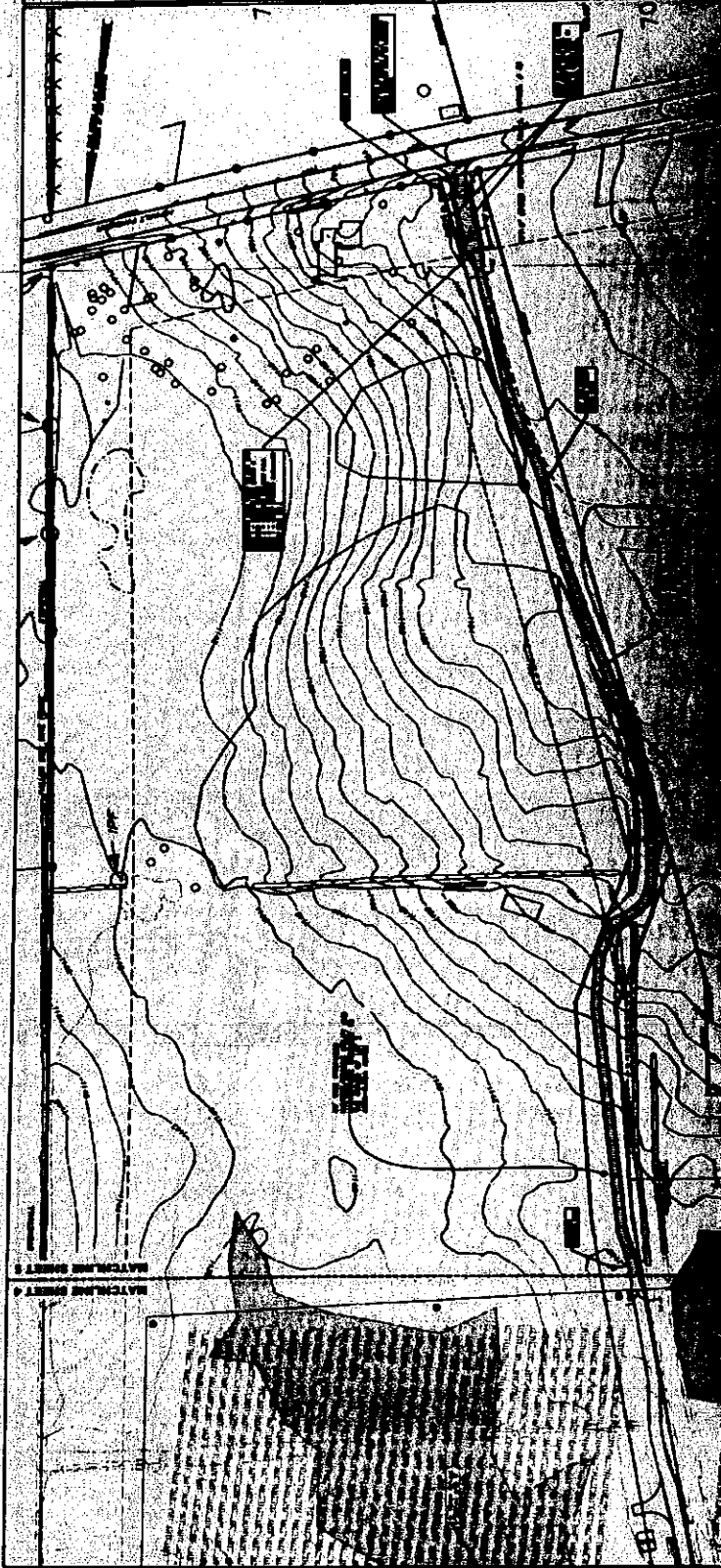
RECEIVED  
JAN 10 1968

RECEIVED  
JAN 10 1968



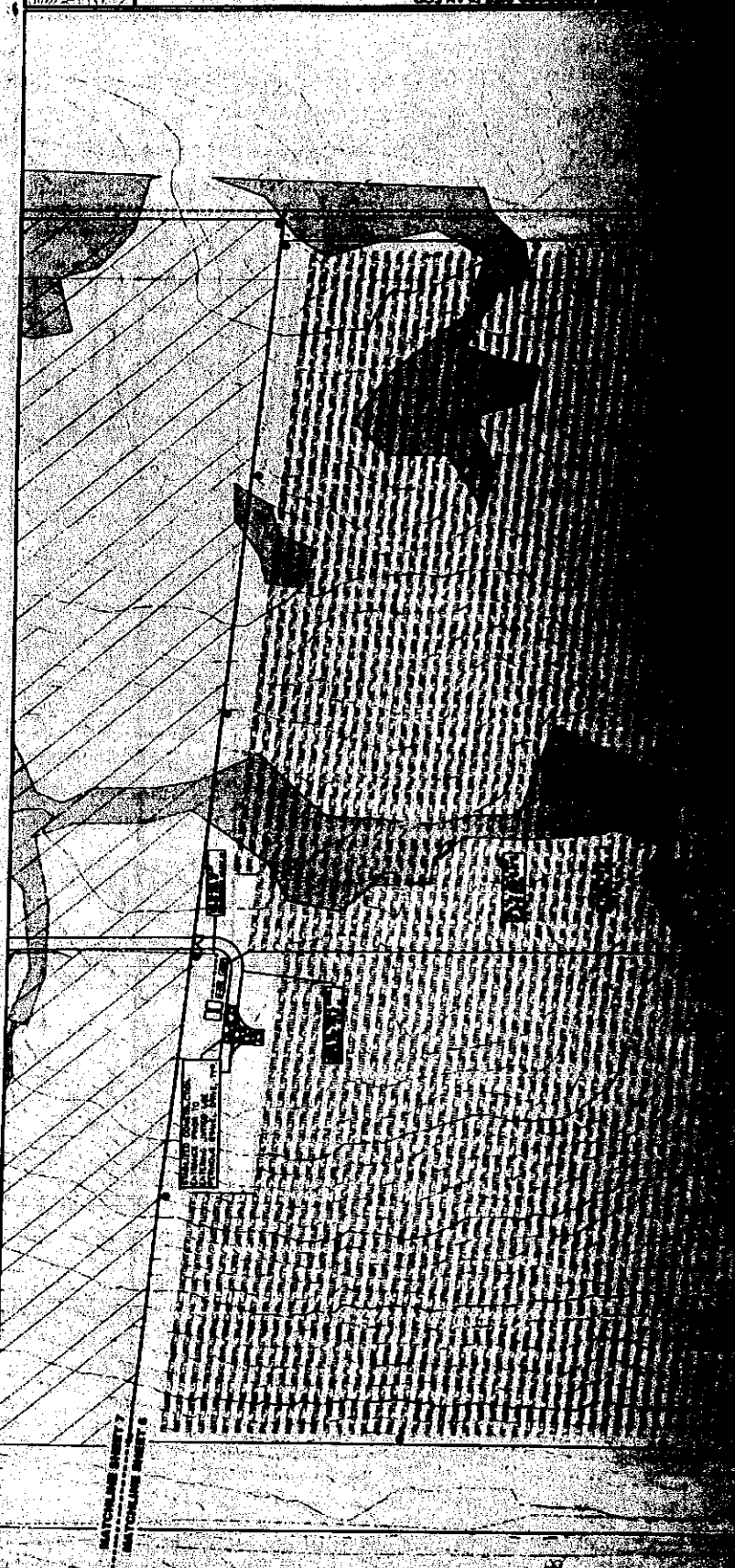


APPLICANT: OAK HILL SOLAR 1, LLC / OAK HILL SOLAR 2, LLC  
PROJECT: OAK HILL SOLAR 1 & 2  
DATE: 10/15/2014  
SCALE: 1" = 100'





DESIGNED SITE PLAN FOR  
OAK HILL SOLAR 1&2  
PROJECT OAK HILL SOLAR 1, LLC / OAK HILL SOLAR 2, LLC  
TAKING NO. 10000  
JANUARY 1, 2011



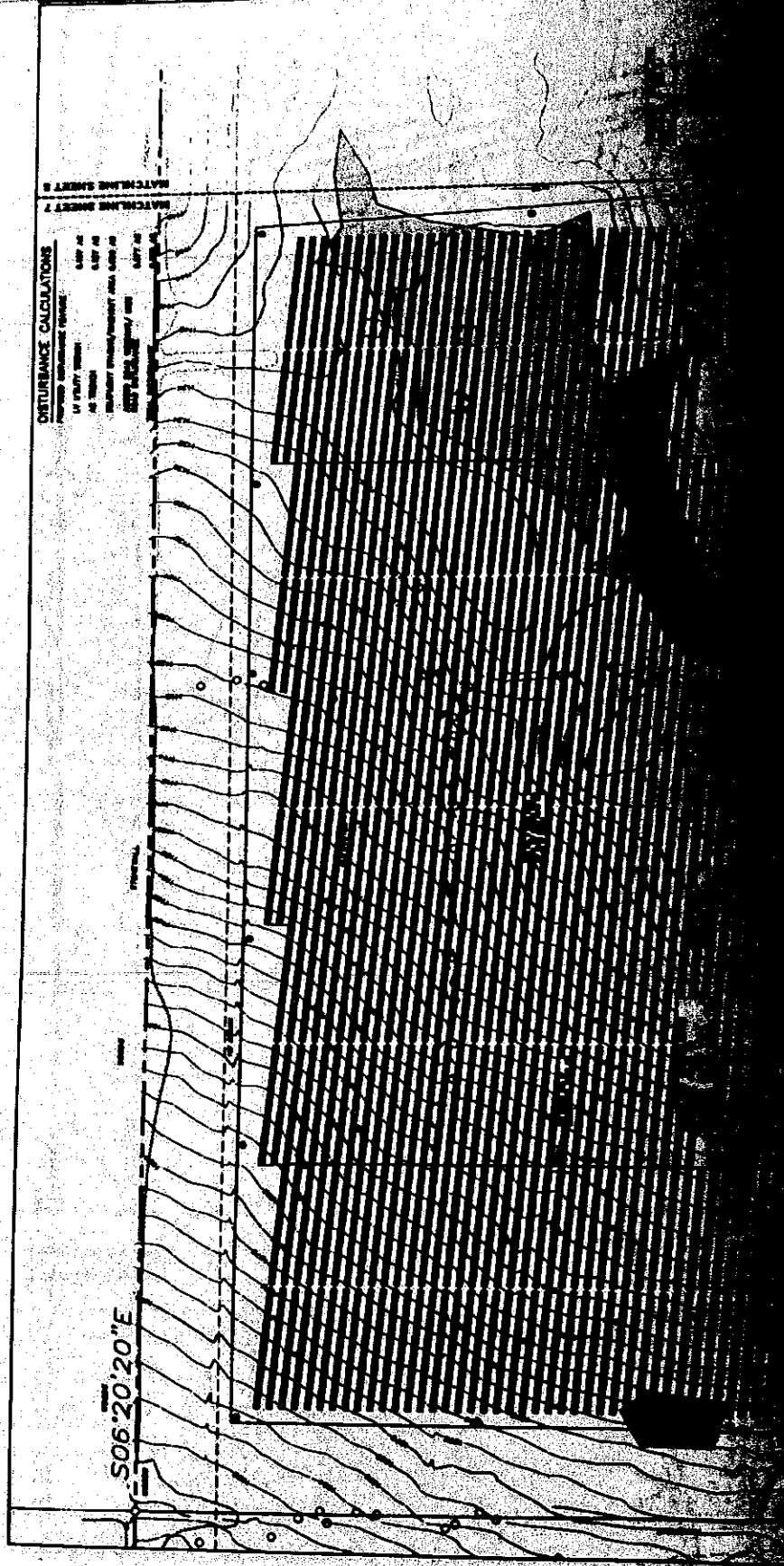
SECTION 1  
SECTION 2  
SECTION 3  
SECTION 4  
SECTION 5  
SECTION 6  
SECTION 7  
SECTION 8  
SECTION 9  
SECTION 10  
SECTION 11  
SECTION 12  
SECTION 13  
SECTION 14  
SECTION 15  
SECTION 16  
SECTION 17  
SECTION 18  
SECTION 19  
SECTION 20  
SECTION 21  
SECTION 22  
SECTION 23  
SECTION 24  
SECTION 25  
SECTION 26  
SECTION 27  
SECTION 28  
SECTION 29  
SECTION 30  
SECTION 31  
SECTION 32  
SECTION 33  
SECTION 34  
SECTION 35  
SECTION 36  
SECTION 37  
SECTION 38  
SECTION 39  
SECTION 40  
SECTION 41  
SECTION 42  
SECTION 43  
SECTION 44  
SECTION 45  
SECTION 46  
SECTION 47  
SECTION 48  
SECTION 49  
SECTION 50  
SECTION 51  
SECTION 52  
SECTION 53  
SECTION 54  
SECTION 55  
SECTION 56  
SECTION 57  
SECTION 58  
SECTION 59  
SECTION 60  
SECTION 61  
SECTION 62  
SECTION 63  
SECTION 64  
SECTION 65  
SECTION 66  
SECTION 67  
SECTION 68  
SECTION 69  
SECTION 70  
SECTION 71  
SECTION 72  
SECTION 73  
SECTION 74  
SECTION 75  
SECTION 76  
SECTION 77  
SECTION 78  
SECTION 79  
SECTION 80  
SECTION 81  
SECTION 82  
SECTION 83  
SECTION 84  
SECTION 85  
SECTION 86  
SECTION 87  
SECTION 88  
SECTION 89  
SECTION 90  
SECTION 91  
SECTION 92  
SECTION 93  
SECTION 94  
SECTION 95  
SECTION 96  
SECTION 97  
SECTION 98  
SECTION 99  
SECTION 100



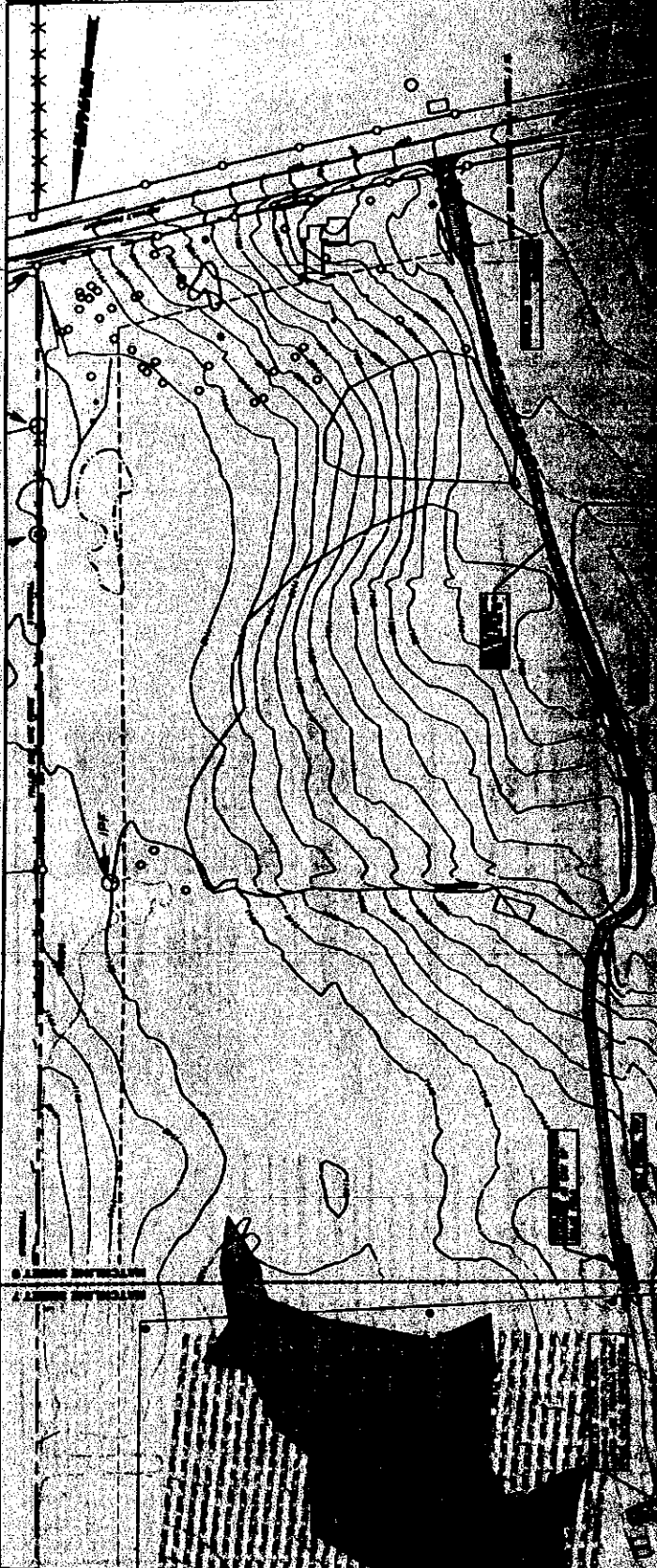
**OBSTACLE CALCULATIONS**

PROPOSED OBSTACLE HEIGHT	60' 0"
EXISTING OBSTACLE HEIGHT	60' 0"
OBSTACLE FREQUENCY	100' 0"
OBSTACLE FREQUENCY	100' 0"

S06°20'20"E



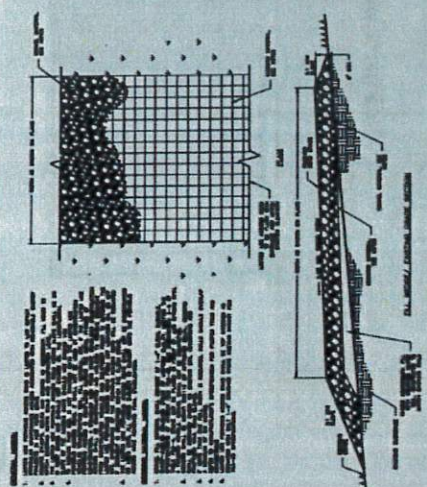
PROPOSED SITE PLAN FOR  
OAK HILL SOLAR 1&2  
OAK HILL SOLAR 1, LLC / OAK HILL SOLAR 2, LLC  
PROJECT NO. 10-000000  
DATE: 10/10/2010



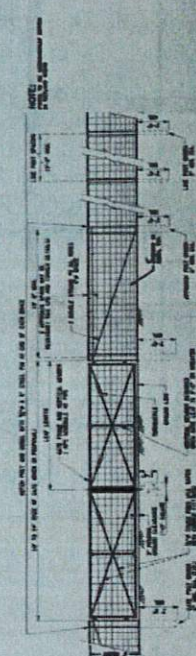


**GENERAL NOTES:**

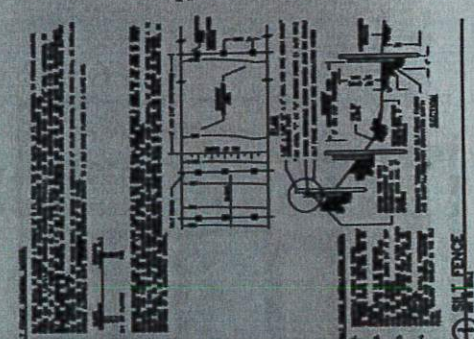
1. THE PROPOSED SOLAR FIELD IS LOCATED WITHIN THE ZONED AREA OF THE PROJECT. THE PROPOSED SOLAR FIELD IS LOCATED WITHIN THE ZONED AREA OF THE PROJECT.
2. THE PROPOSED SOLAR FIELD IS LOCATED WITHIN THE ZONED AREA OF THE PROJECT. THE PROPOSED SOLAR FIELD IS LOCATED WITHIN THE ZONED AREA OF THE PROJECT.
3. THE PROPOSED SOLAR FIELD IS LOCATED WITHIN THE ZONED AREA OF THE PROJECT. THE PROPOSED SOLAR FIELD IS LOCATED WITHIN THE ZONED AREA OF THE PROJECT.
4. THE PROPOSED SOLAR FIELD IS LOCATED WITHIN THE ZONED AREA OF THE PROJECT. THE PROPOSED SOLAR FIELD IS LOCATED WITHIN THE ZONED AREA OF THE PROJECT.
5. THE PROPOSED SOLAR FIELD IS LOCATED WITHIN THE ZONED AREA OF THE PROJECT. THE PROPOSED SOLAR FIELD IS LOCATED WITHIN THE ZONED AREA OF THE PROJECT.
6. THE PROPOSED SOLAR FIELD IS LOCATED WITHIN THE ZONED AREA OF THE PROJECT. THE PROPOSED SOLAR FIELD IS LOCATED WITHIN THE ZONED AREA OF THE PROJECT.
7. THE PROPOSED SOLAR FIELD IS LOCATED WITHIN THE ZONED AREA OF THE PROJECT. THE PROPOSED SOLAR FIELD IS LOCATED WITHIN THE ZONED AREA OF THE PROJECT.
8. THE PROPOSED SOLAR FIELD IS LOCATED WITHIN THE ZONED AREA OF THE PROJECT. THE PROPOSED SOLAR FIELD IS LOCATED WITHIN THE ZONED AREA OF THE PROJECT.
9. THE PROPOSED SOLAR FIELD IS LOCATED WITHIN THE ZONED AREA OF THE PROJECT. THE PROPOSED SOLAR FIELD IS LOCATED WITHIN THE ZONED AREA OF THE PROJECT.
10. THE PROPOSED SOLAR FIELD IS LOCATED WITHIN THE ZONED AREA OF THE PROJECT. THE PROPOSED SOLAR FIELD IS LOCATED WITHIN THE ZONED AREA OF THE PROJECT.



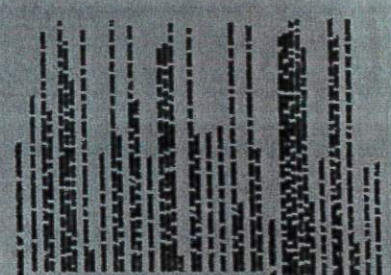
⊕ LIMITED USE PERVIOUS SOLAR ACCESS ROAD



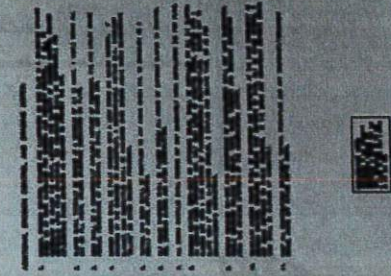
⊕ SOLAR FIELD FENCE



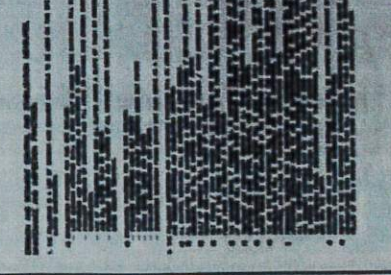
⊕ SOL FENCE



⊕ SOL FENCE



⊕ SOL FENCE



⊕ SOL FENCE

ENTERED ONE 9/17/19  
BY: WD 2:30

Fence Height of 6' is not compliant with National Electric Code which requires a 7' in height fence.  
Town engineer did not inform the board of NEC requirements. Applicant did not request zoning variance until April 2022





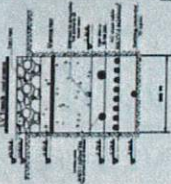
PROPOSED SITE PLAN FOR  
OAK HILL SOLAR 1&2  
APPLICANT: OAK HILL SOLAR 1, LLC/ OAK HILL SOLAR 2, LLC  
1880 CHAMBERS ROAD  
TOWN OF CHAMBERS  
SCHOENIC COUNTY, NEW YORK  
DESIGNED BY: ENVIRONMENTAL DESIGN  
DATE: 12/15/2016  
PROJECT NO: 16-002-6

PROPOSED SITE PLAN FOR  
OAK HILL SOLAR 1&2  
APPLICANT: OAK HILL SOLAR 1, LLC/ OAK HILL SOLAR 2, LLC  
1880 CHAMBERS ROAD  
TOWN OF CHAMBERS  
SCHOENIC COUNTY, NEW YORK  
DESIGNED BY: ENVIRONMENTAL DESIGN  
DATE: 12/15/2016  
PROJECT NO: 16-002-6

ENTERED ON: 9/17/19  
BY: WD 2:38



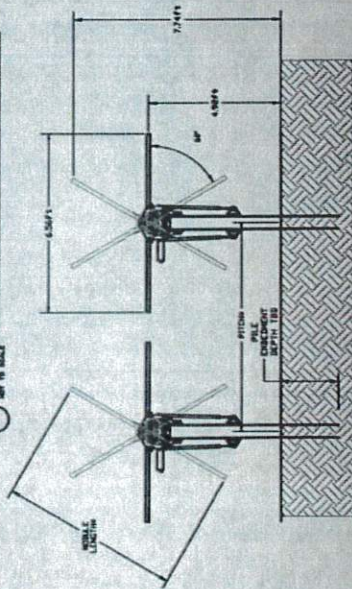
Equipment Not Provided  
tracking motors  
tracking gear system  
control gear  
battery energy storage  
HVAC  
major switchgear



TRENCH CROSS SECTION (BY OTHERS)

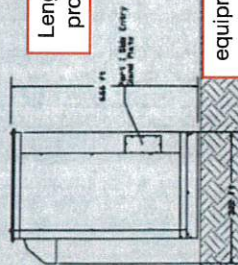
equipment pad  
not provided

SPARE PART CONTAINER (BY OTHERS)



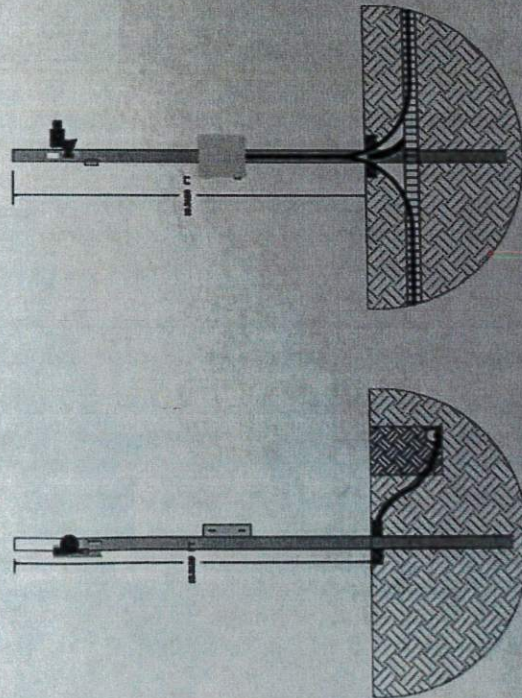
PV TRACKER SYSTEM (BY OTHERS)

Length not  
provided

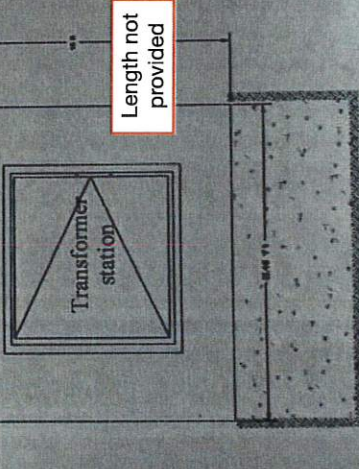


DC TO DC CONVERTER (BY OTHERS)

equipment pad  
not provided

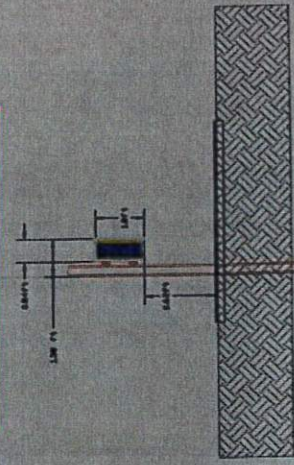


DC POLE DETAIL (BY OTHERS)



TRANSFORMER STATION (BY OTHERS)

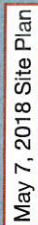
Length not  
provided



SWITCHGEAR (BY OTHERS)



May 7, 2018 Site Plan





June 16, 2022

There are two issues with this special use permit.

First the ordinance is defective. It is vague and allows discretionary decisions. Renewals cannot be done on a maybe we will or maybe we will not. Requirements for approval must be specified before the permit is issued not after. ie. Amount of insurance.

The second issue is compliance with building codes. Mr Serth has a history of doing what he wants and then asking for forgiveness later. This barn was put up without a permit and does not comply with setback requirements. To solve his problem with bathrooms Mr Serth has constructed bathrooms in another building again without a permit. This has to stop. If permits and required variances are not issued prior to construction penalties must be applied and certificate of occupancy certificates denied.

We also note that bathrooms in another building expands the scope of this so called project and all requirements, approval must be complied with

History. The building was put up without following the correct procedures. There was no public hearing that allowed input from neighbors. Now it is being compounded by this proposed commercial intrusion into a residential neighborhood.

This application is deficient in several areas. First the ordinance requires a plan prepared by a licensed design professional to obtain a certificate of occupancy for an assembly area.

Second The requirement for a certificate of insurance has not been complied.

It is noted that the requirement for a certificate of insurance is vague. No minimum amount is specified. A minimum of one million dollars should be required. A requirement that the operator hold the town harmless for any actions arising out of this venue should be included.

Thirdly permit renewal should be done on a yearly basis It should not be left of the discretion of any unnamed individual.

Fourth. There is nothing in the application to insure that only the applicant will hold events

Fifth. Section on water usage is incomplete Boxes not checked.

Section 1. The applicant proposes to limit the scope of this special use permit to only commercial events. He asserts that this building has been used for large scale non commercial events. If this is designated a commercial entity then all events held there should fall under this permit. To do otherwise would allow commercial events to be called non commercial to avoid the requirements of this proposed permit. To our knowledge no large scale gathering have occurred in this building since its construction

Section 3. The existing building photo shows that does not have a fire suppression system. Other building requirements such as lighted exit signs, Handicapped access and bathrooms The requirements for a building of mass gathering is significantly different from that for a barn.

Section 4 1.1 What provisions will preclude the Lake District property from being used for commercial purposes Will a buffer be required.

The application states that the building occupancy is 99, Yet the application calls for events of 150 people. What will insure that the occupancy level will not be exceeded. What penalties if any would be enacted to insure that violations do not occur..

Section 4 2.1 The minimum width for egress is 60 ft. the driveway does not meet this requirement.

There is no contractual basis that guarantees that the neighbors driveway will be available for use by the applicant if required. This means of egress is in the lake district, Does not meet the minimum width requirements. It may be subject to sale by the present owner. It is also directly next to the applicants driveway and as such should be part of one exit. Without a deeded easement it should not be considered as a means of egress. The attached photo shows that access to the driveway is blocked by a building and would preclude vehicles from using it.

The applicant needs to have his own traffic study done, This is a different location with different parameters. Our concerns are not only traffic count but the boat launch traffic and access to the lake. Pedestrian traffic on the roadway is a great concern. The letter January 14, 2022 from VHB is not deemed a traffic study.

The Mariaville Civic Association limits activity on the lake from 12 pm to 8 pm. The applicant proposes to operate between the hours of 9 am to 10 .T his is a Hugh increase in operating hours over what currently exists and will be a detriment to our peaceful neighborhood

Mass meeting requirements are different from commercial code.

#### Other concerns

What would preclude the applicant for leasing/renting or otherwise allowing another entity from being an event operator at the facility? If violations occurred who is responsible. What is the penalty for not complying with permit?

Would a additional approval be required? A public hearing held?

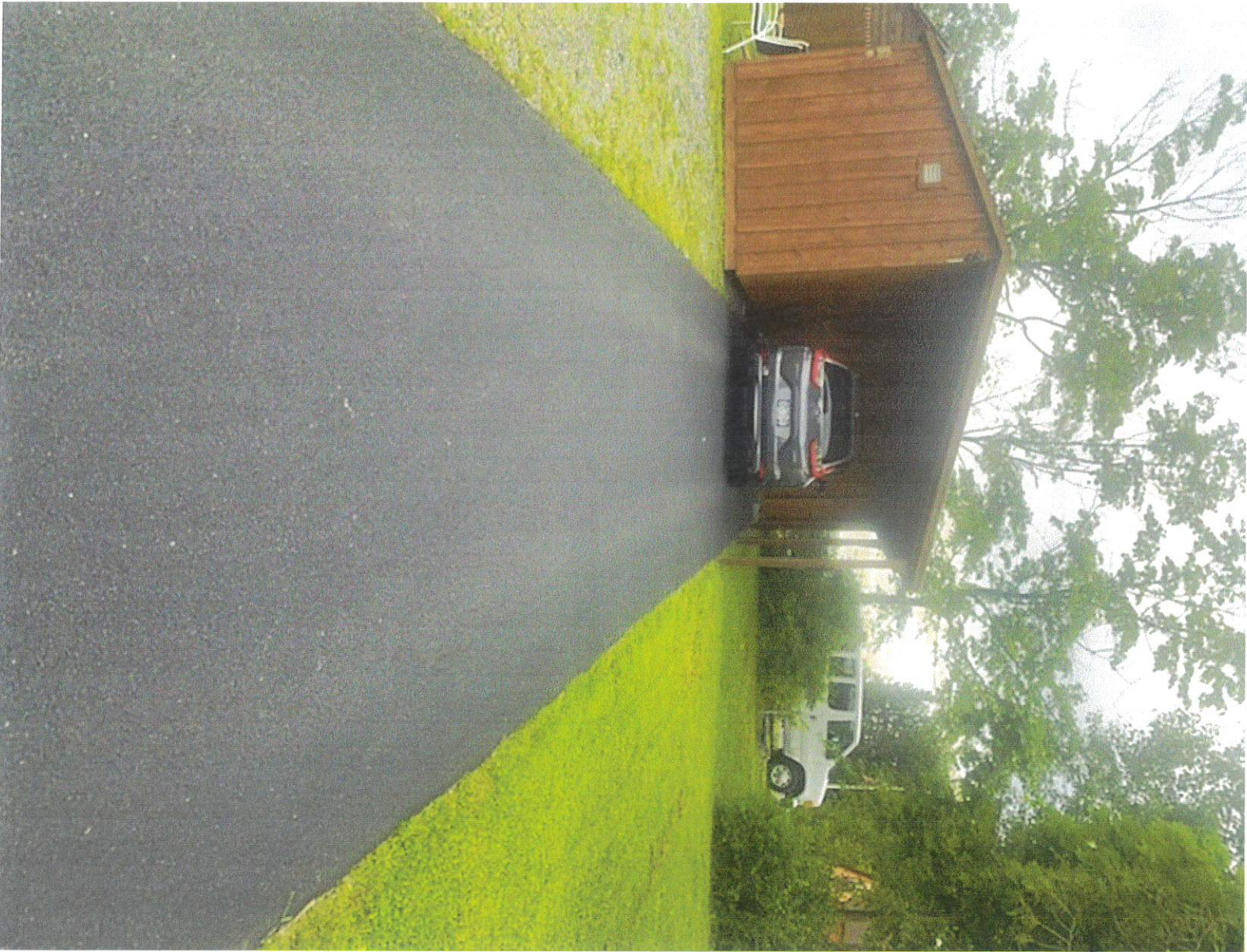
There are no provisions to provide barriers to protect the neighbors from noise, traffic etc.

Elderly neighbor on dialysis.

Compliance with State/County permits etc. Health Sales Tax etc

Site plan is not by a licensed professional.











## Melissa Deffer

---

**From:** lynne bruning <lynnebruning@gmail.com>  
**Sent:** Thursday, June 16, 2022 10:33 PM  
**To:** Melissa Deffer  
**Subject:** June 16, 2022 Bruning to Planning Board Public Hearing Serth

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Planning Clerk,  
Please include this comment in the June 16, 2022 Planning Board meeting minutes for the Serth 216 Batter Street Public Hearing .  
Please confirm receipt of this comment to [lynnebruning@gmail.com](mailto:lynnebruning@gmail.com)  
Thank you for your time and consideration.

Jeffery Schmitt, Chair  
Planning Board  
Town of Duanesburg  
5853 Western Turnpike  
Duanesburg, NY 12056

June 16, 2022

Re: Public Hearing Comments for Joseph Serth 216 -218 Batter Street Special Use Permit - Event Venue

Dear Jeffery Schmitt,

Lynne Bruning 13388 Duanesburg Road, Delanson, NY 12053

I'll submit my comments in writing to the planning board clerk.

A list of considerations that board may answer tonight or in writing:

1. Does the permit run with the land?  
When lands are sold will the permit transfer to the new owner?
2. Applicant stated that a baseline noise level test was conducted.  
Is this noise analysis provided in the Application?  
Was the noise analysis conducted by a New York State licensed sound engineer used?  
Was the noise analysis conducted by the Applicant?  
What equipment was used? What time of day? What location of the testing equipment?  
Was the noise analysis conducted when an amplified sound system was operating?  
If the abutters complain of excessive noise how will complaints be documented and recorded by the town?  
Does the Department of Environmental Conservation regulate noise levels?  
If the noise level exceeds 70 decibels at the property line or residential receptor permitted by local zoning ordinance how will the Project be brought into compliance?
3. Has the Board performed a site visit?
4. Request that a third party independent sound engineer be used. While the Applicant may have sound analysis qualifications there appears to be a conflict of interest for the Applicant submitting the noise analysis for their own Project.
5. Has the board considered overnight parking of campers, mobile homes, travel trailers? What about for multiple nights?

The Applicant's property rights end where the abutter's property rights begin.  
The neighbors shouldn't suffer the Project's lack of compliance. The neighbors use, enjoyment and future development of their lands should be protected.

I request that the Planning Board be fair and square for all taxpayers property rights.  
and is upholding the local law and consider future conflict resolution

This Permit will be the first event permit issued. It may set precedent. I request that the board delay any action on the Project until a written list of conditions are provided to the taxpayers for review. I request that the resolution include conditions including a detailed baseline noise analysis, steps for conflict resolution and that if noise levels are in excess then the Special Use Permit is revoked.

I encourage the board to take their time and do it right.

Thank you for your time and consideration.

Respectfully,  
Lynne Bruning  
720-272-0956  
[lynnebruning@gmail.com](mailto:lynnebruning@gmail.com)