

TOWN of DICKINSON PLANNING BOARD

Meeting Minutes for May 20, 2024

Call to Order: Meeting was called to order at 6:01 pm by Chairman Van Houten

Members Present: H. Van Houten, B. Sands J. Ford, D. Morello, J. Mickelson

Also attending: Councilman T. Burns, K. Doyle, T. Gourley, G. Pappas

OLD BUSINESS:

Approval of minutes of April 29,2024 meeting. No correction or additions were proposed.

Motion to approve by B. Sands with second by D. Morello. All members voted in favor. Minutes were approved.

Comprehensive Plan Update:

Chairman Hans advised that he has not received any reply or additional information from the County Planning Department regarding our request for County Planning Dept. help with update of sections of the Town Comprehensive Plan. D. Morello advised that her attempts to contact Beth Lucas have received no reply. Hans indicated he felt it may be necessary to see if Mike would be willing to contact County Planning regarding our assistance request.

NEW BUSINESS:

Solar Farm Resubmission for 494, 512, and 518 Glenwood Road

It was noted that Tim's response letter to address Griffiths Engineering SWPPP review comments, including Planning Board comments from the April 29th meeting should have been dated May 10, 2024. Member Ford asked Mr. Pappas to confirm that Griffiths Engineering is satisfied with the response provided by Tim and that their comments are resolved and the SWPPP meets requirements including MS4 certification. Mr. Pappas confirmed their acceptance and noted that Griffiths addressed this in their letter of May 17, 2024 to the Planning Board.

Tim requested clarification on procedure involved for consolidation of site parcels. K. Doyle advised this will only involve the County and will not require any Town action or permission. Kyle presented Tim with a letter dated May 15,2024 from the Prospect Terrace Fire Company indicating Fire Company review comments. Tim stated the requested turn around will be shown on the final construction plans.

Member Ford requested a copy of the Corps of Engineers letter of March 5, 2024 regarding wetlands and was provided a copy.

Because the public notice for the scheduled Public Hearing for the project Special Use Permit indicated a start time of 7pm, Chairman Van Houten paused the meeting at 6:30pm. Chairman Van Houten reopened the meeting at 7pm and opened the Public Hearing. The parking lot was checked to verify if anyone was on the way in. No additional attendees arrived. No one present expressed any comments. A motion to close the Public Hearing was made by J.Ford and seconded by B. Sands. The vote was all in favor. The meeting continued with resumption of completion of the SEQRA part 3 Full Environmental Assessment Form and Determination of Significance which was tabled at the April 29,2024 meeting. Member Ford asked about addressing the six items of possible concern identified in the SEQRA part 2 form completion. Three of these items involved possible use of herbicides. Tim stated this was addressed in response to County 239 review comments and indicated limited use only by a licensed applicator. Measures to address potential erosion are addressed with stormwater management features.

Chairman Van Houten stated that based on the information developed and reviewed for the project he recommended Part 3 option A for a negative declaration and asked for a motion. A motion for a negative declaration made by J. Mickelson with second by B. Sands. Vote was all in favor and passed.

The Board proceeded with consideration of a Special Use Permit. J. Ford made reference to the extensive review process that involved outside agencies and hiring of Griffiths Engineering to assist the Planning Board. A motion to approve a Special Use Permit for the project was made by J. Mickelson with second by B. Sands. Vote was all in favor and passed.

The Board continued with consideration of Site Plan approval. Chairman Van Houten also referred to the extensive review process and asked for a motion to approve the site plan with inclusion of the Fire Dept. requested turn around in the final construction plans. Motion to approve made by B. Sands with second by D. Morello. Vote was all in favor and passed.

NEXT MEETING:

Next meeting is June 24, 2024 subject to an agenda.

ADJOURNMENT:

Motion to adjourn made by D. Morello with second by J. Mickelson. All in favor. Meeting adjourned at 7:22pm.