

APPROVED:

MOTION BY:

AYES:

NAYS:

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SECONDED BY:

ABSTENTIONS:

ABSENT:

Certification of Receipt

By:

Wendy Rosinski, Town Clerk

MEETING MINUTES

TOWN OF LLOYD PLANNING BOARD

Thursday July 25, 2019

CALL TO ORDER TIME: 7:00 pm

PLEDGE OF ALLEGIANCE

ATTENDANCE Present: Fred Pizzuto (Chair), Lawrence Hammond, Charly Long, Sal Cuciti, Carl DiLorenzo, Lambros Violaris (Alternate), David Barton (Building Department Director), Pete Setera (Town Engineer), Rob Stout (Land Use Attorney), Laura Oddo-Kelly (Administrative Assistant to Planning and Zoning).

Absent: Scott McCarthy (Vice-Chair), Franco Zani, Claire Winslow (Town Board Liaison),

ANNOUNCEMENTS: GENERAL, NO SMOKING, LOCATION OF FIRE EXITS; ROOM CAPACITY IS 49, PURSUANT TO NYS FIRE SAFETY REGULATIONS. PLEASE TURN OFF ALL CELL PHONES.

Extended Public Hearing

EZ Bottle and Can Returns, Inc., 32 South Roberts Rd, SBL# 96.29-2-2 in DB Zone.

Applicant is seeking a special use permit and commercial site plan approval to open a bottle and can return center.

The Planning Board reviewed the EAF, issued a negative declaration on March 28, 2019 and set the public hearing for April 25, 2019.

Joann Ellis, applicant's representative, was present.

Pizzuto said both the Town Engineer and Town Attorney have studied the proposal.

Stout said the remaining issue is the present circulation plan of the tractor trailer access.

Setaro visited the site several times in the last week. He said he feels a tractor trailer is not appropriate for the site. There is a severe grade change on part of the site. If a tractor trailer was to back in, they would be at a very odd vertical angle to load and unload and tie up all entire access also used for the residential adjacent neighborhood. The type of building is more suited to passenger type vehicles or perhaps a small box truck that could easily fit in and not block any access. A tractor trailer is too big of a vehicle for the site and recommends a much smaller truck be used, possibly 18-20ft depending on the type of vehicle. Additionally, he said the handicap parking shown on the plan did not have adequate dimensions and meet the code.

Stout said they would need additional information on how many pickups there would be with the smaller truck and hours of operation for the business including times of truck pickups.

Ellis said it would be once every two weeks with the larger truck and when it got busy, each truck would be once every week.

Pizzuto said they would no longer have the option to plan with the larger truck so the applicant needs to present a new plan to accommodate a smaller truck or vehicle. The Board is requesting a revised plan from the applicant.

Ellis said she would present what the Board has requested to the applicant.

Old Business

The Village in the Hudson Valley, 3679 Route 9W, SBL#'s 95.12-1-5 &15.1, 95.2-2-3.21, 9 & 10 in R1/2 Zone.

Applicant is seeking commercial site plan approval for a proposed Continuing Care Retirement Community and a lot line revision to consolidate and reconfigure five parcels into two parcels.

Patti Brooks, applicant's representative, was present. She asked the Board to consider two proposed actions under the provisions of SEQR. The project meets the threshold of Type I Action based on the criteria they are proposing. The second action they are proposing is the intent to circulate the Planning Board as lead agent. She said they have requested that the applicants schedule an informal hearing set for 08.22.19 at 5pm at the The Highland Fire House and they requested direct communication between their consultants and the Town consultants. They will also be scheduling a gateway meeting which will involve the Town Planning Board and Building Department.

Barton said there is no formal resolution on the items rather a short yes or no on to declare a Type I Action and circulate for Lead Agency.

A **Motion** was made by Larry Hammond, seconded by Carl DiLorenzo to declare the proposed project a Type I Action. All ayes.

Pete Setaro, Town Engineer, referring to the July 23, 2019 letter from Andrew Learn, said there are six comments (Items 12a-f of letter) on the Full Environmental Impact Form that need to be corrected before circulation for lead agency.

Stout suggested the Board hold off circulation for lead agency until they are corrected.


Barton asked if the Board is ok that when they are and The Town Engineer deems all is satisfactory they can move to decalre lead agency.

The Board was amenable.

New Business

GlidePath Power Solutions – Energy Storage Warehouse

Erin Hazen, Director of Development for GlidePath Power Solutions and Dave Young, The Chazen Companies, who represent the applicant were present. Applicant is proposing to develop an energy storage center. The following presentation was made:



HIGHLAND DG, LLC

HIGHLAND GRID SUPPORT CENTER

- Why storage?
- Who we are
- How does it work?
- Project specifics

JULY 2019

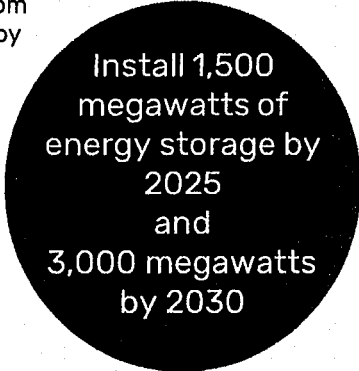
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NY's Green New Deal

Raise Clean Energy Standards from 50 to **70%** renewable electricity by **2030**

Increase NY Distributed **Solar** deployment to 6000 megawatts by 2025

Add 9,000 megawatts NY **Offshore Wind** by 2035



Install 1,500 megawatts of energy storage by 2025 and 3,000 megawatts by 2030

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nyserderda NY State Energy Storage Roadmap:
Energy. Innovation. Solutions.

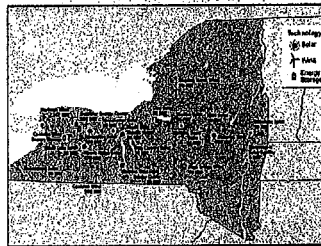
"ENERGY STORAGE IS CRITICAL TO NEW YORK'S CLEAN ENERGY FUTURE.

AS RENEWABLE POWER SOURCES LIKE WIND AND SOLAR PROVIDE A LARGER PORTION OF NEW YORK'S ELECTRICITY, STORAGE WILL STORE AND PROVIDE CLEAN ENERGY WHEN AND WHERE IT IS MOST NEEDED."

3

nyserderda NY State Energy Storage Roadmap:
Energy. Innovation. Solutions.

"...AS NEW YORK CONTINUES TO INVEST AND BUILD ITS CLEANER GRID, ENERGY STORAGE WILL ALLOW US TO BETTER USE CURRENT RESOURCES MORE EFFICIENTLY, AND WITH FEWER EMISSIONS."



4

nyserdera NY State Energy Storage Roadmap:
Energy. Innovation. Solutions.

"...WITH STORAGE, NEW YORK'S GRID CAN
REDUCE ELECTRICITY FROM THE DIRTIEST POWER
PLANTS DURING PERIODS OF PEAK DEMAND,
SUCH AS ON HOT SUMMER DAYS."

"...ALL THIS WHILE CREATING AN
INDUSTRY THAT COULD EMPLOY
30,000 NEW YORKERS BY 2030."

5

Support from Leading Environmental Advocates



"AN ENERGY STORAGE TAX CREDIT IS A SHARED PRIORITY FOR
EXTENDERS LEGISLATION. SUCH A CREDIT PROVIDES A UNIQUELY
NEAR-TERM AND IMPACTFUL WAY TO ACCELERATE THE TRANSITION TO
RENEWABLE ENERGY, SPUR ECONOMIC GROWTH, AND REDUCE
GREENHOUSE GAS EMISSIONS."

JOINT LETTER TO US CONGRESS HOUSE WAYS AND MEANS COMMITTEE (APRIL 29 2019)

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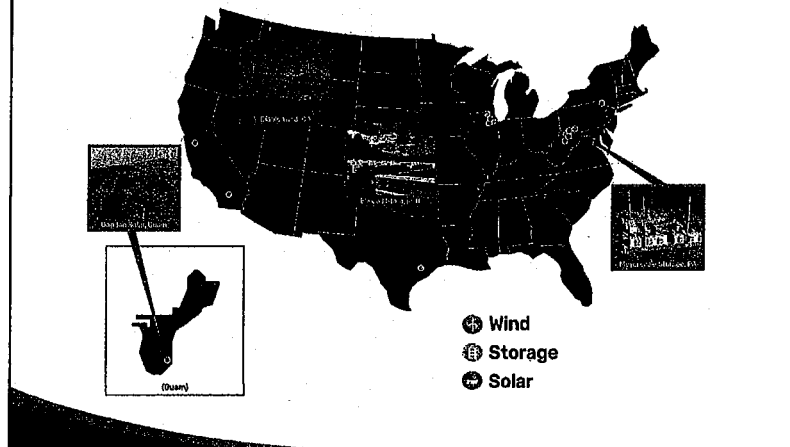
GLIDEPATH

About GlidePath Power Solutions

- Highland DG LLC is a subsidiary of GlidePath Power Solutions, LLC
- GlidePath is a leading company in battery storage
- We develop, own and operate next generation clean power projects focused on battery storage, solar and wind.
- Our team is comprised of renewable energy professionals with great depth of experience
- Clean energy portfolio of more than 400 MW of storage, solar and wind energy projects across the U.S. and on Guam
- Offices in Illinois and Minnesota

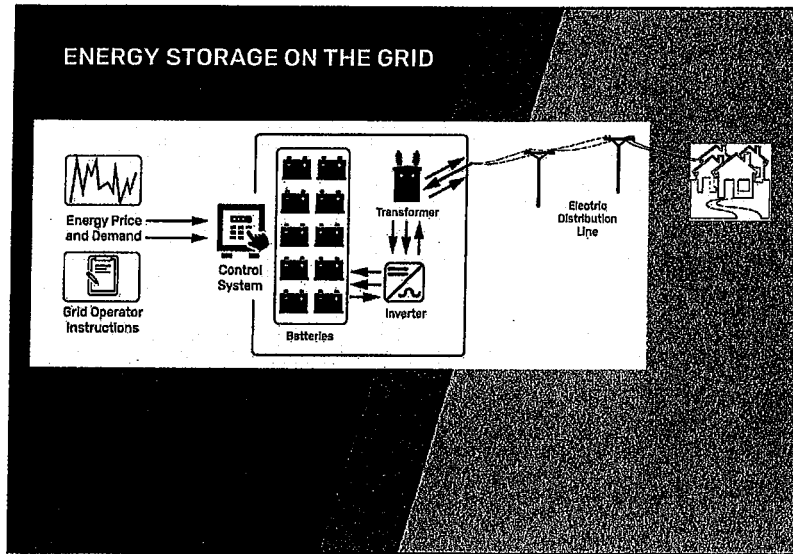
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GLIDEPATH'S PORTFOLIO:

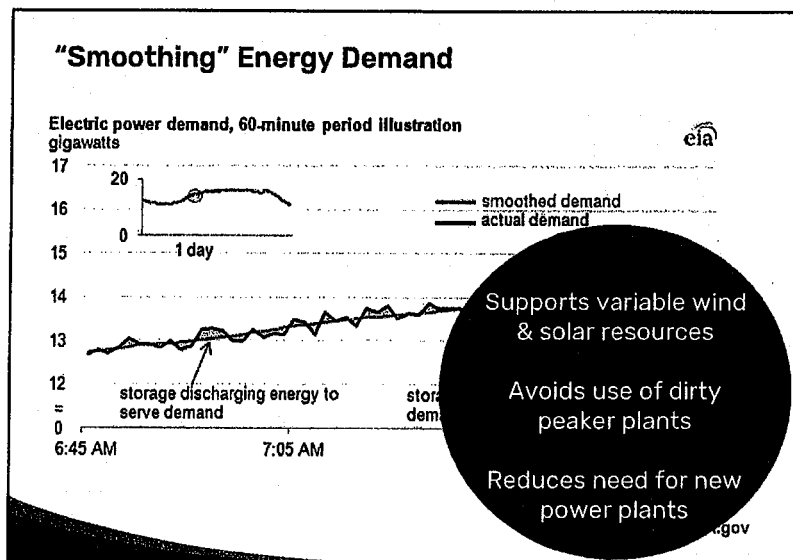


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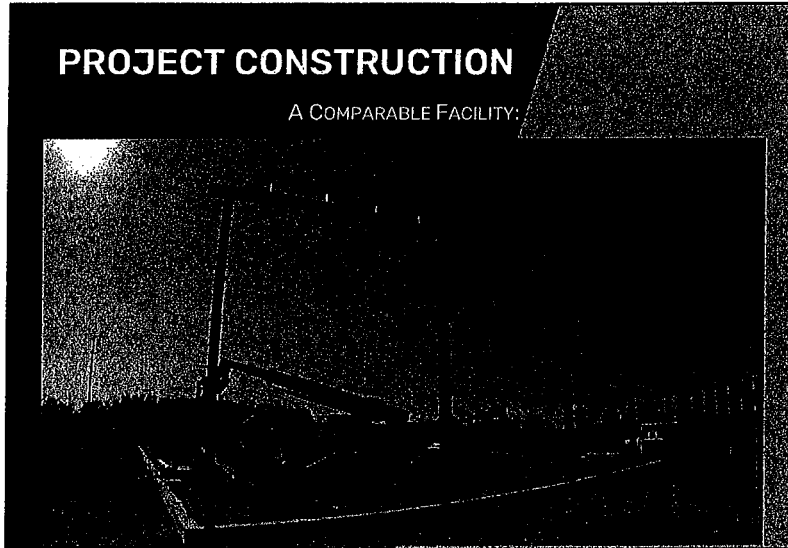
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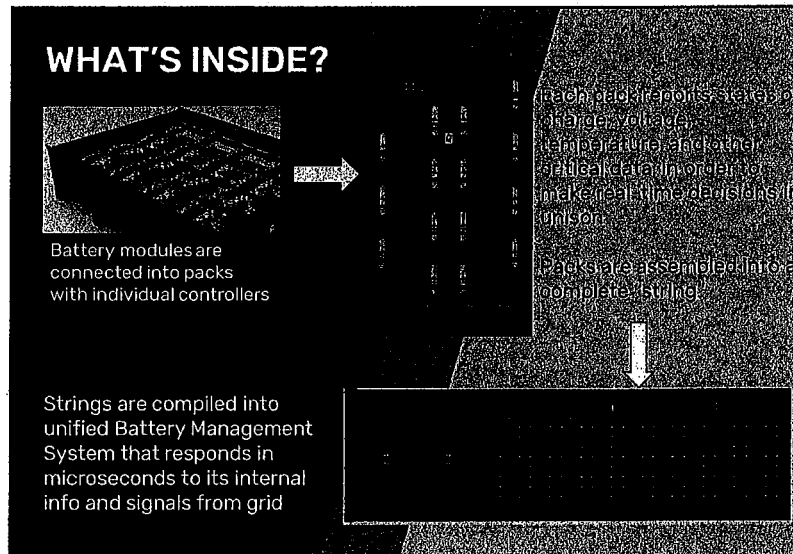
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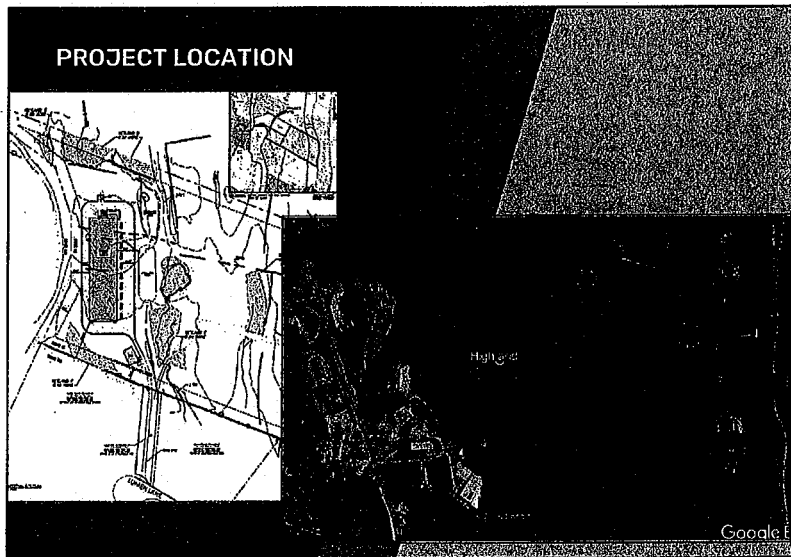


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Safety & Environment

- No wetlands permitting required
- All critical safety systems have UPS backup in event of loss of power
- No adverse effect on archaeological or cultural resources expected. Currently awaiting SHPO concurrence
- Fail-safe HVAC and fire suppression system design
- Less than 2 acres to be disturbed on 100+ acre parcel
- Suppression system will depend on specific battery chemistry
- GlidePath has engaged battery & fire safety professionals to review OEM recommendations
- Initial and recurring on-site training will be offered for emergency responders

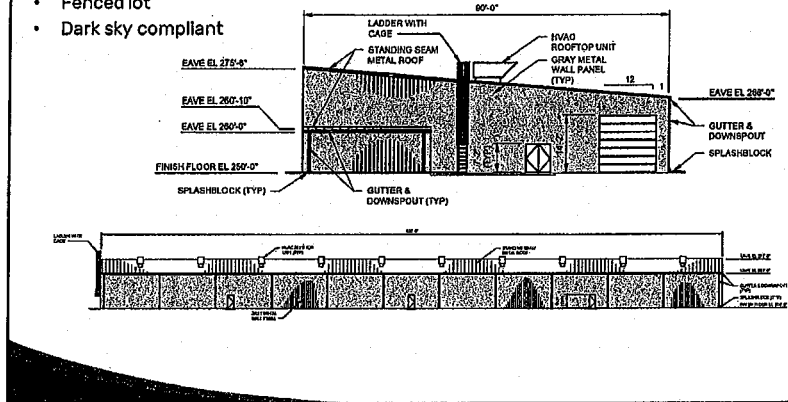
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Typical Design: Highland

- Approx 30,000 SF
- 26' Height
- Fenced lot
- Dark sky compliant



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Young presented a map of the location of the proposed storage center to the Board, behind the DOT Building at the end of Route 299. He said the building will probably not be visible from the road. No wetplans permit is required as they will not be disturbing any wetlands. The applicant is proposing a lithium battery energy storage facility. It would be a 20 megawatt, single story, 30,000 sq ft, and approximately 25 feet high facility on 100 acres surrounded by wetlands that, again, would not need to be crossed. The proposed project would be at the intersection of 9W and Route 299. The property is zoned light industrial and there would be an existing 50 foot wide access from Lumen Lane. The total disturbance on the 100 acre parcel would be roughly 3 acres, no daily manned office, no bathroom facilities, no water or sewer. Young said the facility would mirror the existing Ulster facility. As the facility would slope in the back, that is where they would collect the stormwater. There will be 1.6 acres of impervious surface so they will be required to have a SWPP and only 2.7 acres of disturbed area. Residential zones are far away and the noise will be minimal. They feel it's an ideal location for the storage facility.

They will submit a full EAF and site plans next week.

The Board requested they submit in time so the Town attorney and engineer can review. They'll decide at that time whether and when to circulate for lead agency.

Minutes to Approve:

A **Motion** was made by Larry Hammond, seconded by Charly Long to approve the Workshop Planning Board Meeting Minutes of June 20, 2019 and Planning Board Meeting Minutes of June 27, 2019. All ayes.

A **Motion** to Adjourn was made by Charly Long, seconded by Larry Hammond, 7:38PM. All ayes.