

Town of Waterford
Planning Board
65 Broad Street
Waterford, NY 12188

Minutes of July 17, 2023

At 7:30 PM, attendance was taken. Chairman Woodin and members Peter Fletcher, Harriett Fusco, Paul Henry and Robert Lefebvre were present along with Alternate Member Brian Bruso. Consultant Nan Stolzenburg was also present.

The meeting started with a public hearing. Douglas Stone and Matt Ciprioni of D&M Enterprises of NY LCC propose to subdivide a 9.96 acre parcel on Bells Lane into two lots. The parcel currently contains two homes. A new one-acre parcel with a two-story Colonial style home will be created at the east end of the property. The second lot will contain the remaining acreage and a small house located at the western end of the property. The minor subdivision is a prelude to a site plan review that will be heard upon approval of the subdivision. That proposal will involve the creation of eight large storage building (150' x 50') containing six storage units (25' x 50' each) for a total of 48 storage units.

Matt Bond of Barber Engineering gave the Board an overview of the minor subdivision as well as the plans for constructing the storage units. The house on the future one-acre parcel will be sold while the house and out buildings at the western end of the parcel will be torn down.

Two people addressed the Board. The first, Emily Masterson of 1153 River Road in Troy spoke on behalf of her grandmother (Muriel Oswald of 26 Bells Lane). She was primarily concerned about the number of units that would be built (48) and how the road would encroach her property.

The second speaker was Keramatullah Mayar of 27 Bells Lane. He was concerned about how the road improvements would impact his property.

The hearing closed at 7:43 PM. There were no questions from the Board. A Negative Declaration for SEQR was motioned by Ms. Fusco and 2nd by Mr. Fletcher. It was approved 5 – 0.

A resolution to approve the minor subdivision was motioned by Ms. Fusco and 2nd by Mr. Fletcher. It was approved 5 – 0.

At 8:03 Mark Turpin presented a plan for the Waterford Historical & Cultural Center to construct a 20 ft x 36 ft storage building that will house an antique Button fire pumper and other artifacts. The height of the building has been reduced to 14' – 4" so it will not

require an area variance for height. The siding will be white hardy cement board with white windows. There will be one flood light on the public side of the building and there will be a shingle roof.

Some of the comments provided by Ms. Stolzenburg included a notation needed to be added to the plans indicating that the Formosa property had access to their driveway via the museum lot. As for the floodlight, the light needs to be dark sky compliant. It was noted that there was a net loss of two parking spaces and that the spaces needed to be shown on the plans. The Board also needs to fill out a LWRP form.

A public hearing was set for August 14th at 7:30 PM for the storage building.

At 8:30 PM, Dylan Defrino, Ryan Clark, Shawn Brazo, Mark Sweeney and Bohler's engineer, Steve Wilson were present to represent Seaboard Solar's special use permit and site plan review for the Riberdy Grove Solar Farm. Mr. Wilson gave a presentation for the Board. The project is divided into two separate projects, but reviewed as one for SEQR impact. The two projects are known as Riberdy Grove Solar and Riberdy Grove Solar West. The latter is located on 21.37 acres in the L-C zoning district while the former is located on 8.80 acres in the L-C zoning district.

The project will have the advantage of cleaning up a section of town that is an eyesore. The existing camps were built without building permits and will be demolished while the residents will be re-located.

The entrance to the solar farm will have a 20 foot wide gravel driveway with a gate to keep out trespassers. Construction would begin in 2024 and take about six months to complete.

It was noted that Phase 1 (A & B) has been completed with OPRHP. A visualization will be necessary to show the viewshed impacts. A permit from the Army Corp of Engineers will also be needed to cross a small stream.

Approval to connect to the National Grid system is anticipated on August 2nd.

In other actions, Chairman Woodin motioned that the reading of the June minutes be waived and approved; 2nd by Fletcher. The motion was approved 5 – 0.

At 9:50 PM, Woodin motioned to adjourn, 2nd by Fusco.