

1 (The Pledge of Allegiance.)

2 MR. ASTORINO: Our first item on
3 the agenda is Capozza Four Corners
4 Road NY, LLC/Lightstar Solar Project
5 application for site plan approval and
6 special use permit for the
7 construction and use of a community
8 scale solar generation facility of 3.2
9 megawatts, situated on tax parcel
10 Section 23, Block 1, Lot 17, project
11 located on the southern side of Ridge
12 Road 900 feet east of Four Corners
13 Road (200 Ridge Road) in the RU zone
14 of the Town of Warwick previously
15 discussed at the September 20, 2023
16 planning board meeting. The planning
17 board adopted positive declaration and
18 scoping of the DEIS at the September
19 20, 2023 planning board meeting.

20 So we are here tonight for this
21 project. First, I'm going to ask the
22 applicants to identify yourselves, so
23 if you guys can do that first.

24 MS. BASILE: Hello. My name is
25 Jackie Basile, development manager for

1 Lightstar Solar and I'm here with Andy
2 from EDR and McKenna from EDR, our
3 consulting company, and (inaudible)
4 our attorney.

5 MR. ASTORINO: Do you have a copy
6 of the maps? Can you throw that up,
7 please.

8 I have a quick little statement
9 about the scoping session. How this
10 is going to work is once we get
11 started, we will open it up to the
12 floor. Comments will be brought to
13 the Board, not to the applicant, to
14 the Board. We have a stenographer,
15 Noel, she is a stenographer with the
16 applicant. She is going to take your
17 comments down. No questions will be
18 answered this evening. This is to get
19 input from the public.

20 Let me introduce in order John
21 MacDonald, board member. Liz is our
22 planner. Dennis McConnell, board
23 member. Bo Kennedy is a board member,
24 Connie Sardo, our secretary. Myself,
25 Ben Astorino as chairman. Laura Barka

1 (inaudible). John Bollenback is our
2 attorney. And Rich Purcell is a board
3 member. That's who's up here this
4 evening. If I miss anything, Liz, let
5 me know.

6 So the Town of Warwick planning
7 board as a SEQR agency positive
8 declaration and has determined
9 proposed solar site plan special use
10 permit a/k/a Four Corners Road Solar
11 may have a significant adverse affect
12 on the environment. A draft
13 environmental impact statement must be
14 prepared. The town planning board as
15 a primary authority declared a SEQR
16 meeting on Wednesday, September 20,
17 2023. The applicant provided a
18 drafted scope to the planning board on
19 September 26. The document was dated
20 September 27. The notice for
21 tonight's scoping session was
22 advertised in the New York State DEC
23 environment notice bulletin on
24 Wednesday, October 24, 2023 and the
25 Warwick Dispatch on October 4th and

1 October 11th. The action involves the
2 development of a 55.4 acre site to
3 construct a commercial large scale
4 solar energy installation requires
5 site plan approval and special use
6 permit. The following involved a
7 15.85 acres of lot coverage and the
8 same acreage for land disturbance on a
9 39.5 acre area of the 55.4 acre site.
10 The project is a 3.2 megawatt AC
11 community solar project which will
12 generate electricity for New York
13 residents and businesses. It's a
14 commercial large sale solar energy
15 system as defined by the code of the
16 Town of Warwick, Chapter 164. The
17 project is located at 200 Ridge Road
18 in the Town of Warwick. A positive
19 declaration means that one or more
20 aspects of the proposed project have
21 been determined to have significant
22 impacts to the environment and an
23 environmental impact statement, EIS,
24 must be prepared for public review.
25 Under The SEQR process, EIM is used to

1 analyze reasonable alternatives to
2 proposed action to identify way to
3 avoid adverse impacts. State
4 department (inaudible) also agency to
5 establish a clear indisputable record
6 of the decision making process,
7 including public participation. The
8 purpose of tonight's meeting is to
9 provide the public with an opportunity
10 to comment on both the project and the
11 draft scope.

12 The scoping process has six
13 objectives: One, to focus the draft
14 EIS on the potentially significant
15 adverse environmental impacts; two,
16 eliminate non-significant and
17 non-relevant issues; three, identify
18 the extent and quality of the
19 information needed; four, identify the
20 range of reasonable alternatives to be
21 discussed; five, provide initial
22 identification of mitigation measures;
23 and six, provide the public with an
24 opportunity to participate in the
25 identification of impacts.

1 The public comment period will be
2 kept open until Monday, October 30th.
3 At the conclusion of the comment
4 period all comments will be considered
5 and used to finalize the scoping
6 document. The final scope will be
7 issued to the applicant within 60 days
8 of the close of the public comment
9 period and will be posted on the
10 planning board's website.

11 Liz, did I miss anything?

12 MS. AXELSON: You didn't miss a
13 thing. All aces.

14 MR. ASTORINO: So with that being
15 said, as I said earlier, anyone
16 wanting to address the planning board,
17 please, I'll ask for public comment,
18 raise your hand, I'll bring you up.
19 We have a recorder here. We have a
20 stenographer. We'll get all your
21 comments on the record.

22 I know some folks e-mail
23 periodically to the Board. We do have
24 a comment period open after this
25 meeting. If anyone would like to send

1 those e-mails again, they will be
2 dated after this meeting and that will
3 meet the requirement of the scoping
4 document. So I would say if you have
5 them, resend them or bring them to us
6 so they are in the document and it
7 fits the timeframe.

8 Any board members have any
9 comments before we open it up?

10 MR. McCONNELL: Just to clarify
11 the purpose of taking written comments
12 is some people aren't comfortable
13 getting up in front of a group or they
14 think of something at the end of
15 tonight and they say, oh, I wish I
16 said X, Y and Z. You will still have
17 the opportunity to do that. It comes
18 into our secretary and then it's
19 distributed to each of our
20 professionals and to the members of
21 the Board. So you don't have to worry
22 that if you don't say something
23 tonight, you've lost your chance. You
24 haven't lost your chance. We do want
25 to hear your comments.

1 MR. ASTORINO: There is
2 additional public comments periods
3 throughout the process. This is the
4 first one. With that being said, who
5 wishes to address the Board?

6 MR. MAVIAN: Two quick items.
7 One is I have the mailing receipts for
8 your records. And then second, there
9 is a sign in sheet so we get the
10 spelling of the names correctly.

11 MR. ASTORINO: If Andy or Jackie,
12 if you'd like to give an introduction
13 to the project and a description of
14 what you plan on, what you would like
15 to do there?

16 MS. BASILE: I can give a little
17 introduction about Lightstar as our
18 company. As I mentioned, I'm director
19 of development and manager of the
20 project. I've been working on this
21 project and speaking with the Board
22 for the last year-ish, about a year
23 now.

24 So basically Lightstar, we are
25 based in Boston, Massachusetts but we

1 have got projects anyway from
2 Massachusetts all the way out west and
3 we are popping up in California. We
4 are a community solar program company
5 so we are different than the big
6 utility scale companies that often
7 take up thousands of acres or can take
8 up thousands of acres of land. Our
9 solar program is basically, as I said,
10 community based so we tap directly
11 into a 3-phase line like you'll see on
12 the general roads that you drive by
13 and goes directly into Orange and
14 Rockland's grid and you as consumers
15 can purchase energy at a discounted
16 rate through a subscription process.
17 So it's a little bit different than
18 going into a utility scale. I can
19 pass this to Andy to describe a little
20 more specifics about the project and
21 where we are in the SEQR process.

22 MR. MAVIAN: The chairman covered
23 already some of what I was a going to
24 say. The project is about 16 acres of
25 this 55 acres site so about 70 percent

1 of the site will remain in its current
2 state, untouched. The development
3 area is limited to the two existing
4 open field areas. That was by design
5 to retain as many trees, really
6 virtually all the trees on the site,
7 including around the perimeter.
8 Access would be through the existing
9 drive which opens up onto Ridge Road
10 and would be improved to allow for the
11 two solar areas to be accessed. There
12 are five landscape areas proposed.
13 They are noted by these green lines
14 here. They're primarily along the
15 northern edge to provide extra screen.
16 Of all the plans proposed so far, it's
17 about 125 native trees and about 136
18 native shrubs which we think will help
19 in terms of keeping the facility less
20 visible from views to the north.

21 This project has also been --
22 besides the planning board, reviewed
23 by the DEC and by (inaudible) and both
24 those agencies concluded that it would
25 not impact any cultural or natural

1 resources.

2 Anyway, that's kind of a quick
3 summary and we look forward to hearing
4 your comments. Thank you very much.

5 MR. ASTORINO: Would anyone like
6 to address the Board?

7 MS. SARDO: State your name and
8 spelling for the record, please.

9 MR. LAPLACE: My name is Michael
10 Laplace, 258 Ridge Road, mailing
11 address Chester, farm is in Warwick.

12 We have 101.5 acres adjoining it.
13 We've been there since 1960. We
14 farmed it and we've been asked by, I
15 believe, three owners of that property
16 since 1960, to farm it along with our
17 farm. Keep it in ag tax district,
18 keep it green. We've kept it green,
19 we've kept it in hay fields and it's
20 been very difficult to do anything
21 else with because it's so wet. I,
22 along with my neighborhood Neal Van De
23 Weert who passed away, had a dairy
24 farm next to us, went through that
25 piece of property and put in field

1 tiles and ditched the whole thing, not
2 for a solar project, for agriculture,
3 to keep it high, keep it dry as
4 possible to be able to work it. The
5 water from that hill comes down
6 through our farm. Since they put the
7 steel poles in, which as I understand
8 there was never allowance for steel
9 poles to be driven all over that piece
10 of land, but they're up there pounding
11 and drilling, and I asked about it and
12 they said, oh, we have permits, we
13 have permits to do this. I don't
14 believe they have permits to put steel
15 poles in. They jumped out in front of
16 everybody and started the project
17 ahead of time.

18 We dug ditches so the water from
19 this piece of hill, the ridge, from
20 the top of the ridge, which is very,
21 very pretty, come down through our
22 farm into a marsh area which runs down
23 through a stream into Wickham Lake.
24 It's the best way to manage that water
25 from the system. If these solar

1 panels are put on, we're going to have
2 about five times the amount of water
3 not going into the ground, it's going
4 to run down like coming off a roof and
5 we are going to have a big flood which
6 we can't tolerate. We intend to farm,
7 keep it green for some time to come.
8 I've shown Ben the water, how it runs,
9 and it's just a project that is very
10 difficult to do anything else with.
11 To take a solar project -- and this is
12 not a large solar project, this is a
13 small solar project, I've seen between
14 500 and a thousand-acres solar
15 projects. Those are large scale
16 projects. 15 acres is a spit in the
17 can. It's nothing. I've been told
18 it's impossible to generate with the
19 weather we have here 3.2 of a minimum
20 of amount of electricity off that
21 piece of land. So the project really,
22 it's not workable. It's not for that
23 piece of land. And get the water.
24 You've got the scenery. We have
25 people come by, especially now, we

1 join Applewood Orchards back of our
2 farm. We have traffic all the time.
3 We have people park in front of the
4 house, climb on the stone walls,
5 picnic in the backyard. They just
6 help themselves. And they want to
7 take a walk around the 100 acres. And
8 they are out there. So they love it.
9 It's beautiful. Very, very pretty.
10 We have people there all the time. We
11 have people taking pictures all the
12 time. It's the entrance to Warwick.
13 We are the first piece of land in
14 Warwick on Ridge Road. Pull up to
15 Ridge Road, there's a Chester sign,
16 then it's farm. We have both sides of
17 the road and it's beautiful. We've
18 kept it nice. And a lot of people
19 take pictures. Some pictures have
20 been used for advertisement of that
21 hill, of the farm. And it's
22 destruction. So the water that comes
23 off that hill is a tremendous amount
24 of water. It runs down -- we have
25 pictures -- I don't know if you've

1 seen these. This is a before and
2 after picture of what this would be.

3 MR. ASTORINO: Send those
4 e-mails.

5 MR. LAPLACE: It's a before and
6 after. To this day, our phone doesn't
7 stop ringing about this project.
8 People are very upset about it. When
9 the water comes down, this is what
10 happens when you have these rain
11 storms. I mean, it's a lot of water.
12 It's a big, big -- it's a big stream.
13 Brian Brown does the farming of it
14 now. He went to go get his crops off
15 this year and there were poles put in,
16 steel poles driven in. They made a
17 junk yard out of it. There's a pile
18 of broken steel poles lying there.
19 You know, it's not a dump.

20 This is a map of the water run
21 through this piece of property. It
22 starts on the hill, runs down through
23 our farm, down into a stream at the
24 bottom which runs into Wickham Lake.

25 I think that's about it. I think

1 I've covered everything. But once
2 again, it's impossible to move on that
3 piece of property this time of year.
4 From now until June it's a mud hole.
5 We have a ditch between the fields.
6 We drain between the fields to try to
7 catch the water to put into a gully
8 and run down through our farm and into
9 this constant running stream. So once
10 again, there are better places to put
11 this. Sugar Loaf mountain would be a
12 great place to put it. Put it on a
13 big stone hill. Thank you very much.

14 MR. ASTORINO: Don't forget to
15 resend those.

16 MR. LAPLACE: Okay. We'll send
17 them. Thank you very much.

18 MR. ASTORINO: Would anyone else
19 like to speak?

20 MR. HULL: I'm Richard Hull. I'm
21 a resident of Warwick. We have a farm
22 contiguous to this property. I should
23 say the family has a farm since 1949.
24 We are an apple orchard. I am
25 concerned. First of all I must say I

1 am an advocate of renewable energy and
2 especially solar energy and I have
3 been for many, many years and I think
4 solar energy is needed in our country
5 and I think we need it here in our
6 area. But I have to say, though, on
7 the other hand, farmland is
8 disappearing from our area, from our
9 county, from our communities, Chester,
10 Warwick, Goshen and elsewhere, we are
11 losing productive farmland. I wish
12 Mr. Laplace had said a little more
13 about production because I've watched
14 his farm since I was a boy and the
15 soil is very good for winter wheat
16 production and high class, nutritious
17 grasses can grow there very well. And
18 we, I think, really need in our
19 communities an ordinance to indicate
20 where solar farms should go. I'm in
21 favor of solar projects, solar energy
22 projects, but we are seeing a huge
23 expansion in warehouses now in our
24 county and in fact on this very road
25 that we are talking about, two big

1 warehouses are planned right at the
2 entrance to the hamlet of Sugar Loaf
3 between Ridge Road and Kings Highway,
4 right in there on the old LaRue Farm.
5 They are going to be large structures.
6 And most of these warehouses have flat
7 roofs. Flat roofs that encompass
8 hundreds of acres throughout the
9 county -- I should really say
10 thousands. We should be putting our
11 solar panels on the roof tops of all
12 these warehouses that are going up,
13 not on our most productive farmland.
14 And this is the problem. These solar
15 farms are going up all over the place.
16 They're sprouting up everywhere. In
17 the last seven or eight years you can
18 see it everywhere, all over our
19 community here and our neighboring
20 communities. But they are going up
21 over wonderful farmland and we are
22 entering an era of food scarcity, not
23 only in our own country but across the
24 world. Winter wheat, for example, is
25 in tremendous demand now throughout

1 our nation and many parts of the Third
2 World, especially. And yes, let's get
3 solar panels up on the rooftops, not
4 on our most productive farmland that
5 is still producing food for us, for
6 animals, for grain and so forth. And
7 I might add that this is adjacent to
8 an important habitat. Many, many
9 varieties of birds and trees and owls
10 and wood peckers and so forth and we
11 have to be careful about where we are
12 going to put these solar farms as
13 well. Are these solar farms going to
14 result in the deforestation of
15 wildlife habitats in Warwick?

16 And then the third point I want
17 to make is we have to protect our
18 gateways in our communities. Warwick
19 has become a destination for many
20 people south of us. Why? Because as
21 they drive into Warwick and the
22 communities they see beautiful farms,
23 they see open space, thanks to our PDR
24 program, purchase and development
25 rights. And that is important for all

1 of us. We want to maintain a rural
2 feeling here and yet we also still
3 want to have affordable housing.
4 That's a big issue that we must face
5 now and in the future. But in terms
6 of this project, I think it's
7 really -- it's a great idea, it's a
8 great project, but I think it's just
9 in the wrong location. Thank you.

10 MR. ASTORINO: Thank you, sir.
11 Anyone else?

12 MR. WINTER: Robert Winter, 128
13 Ridge Road. I live downhill from
14 Michael. I haven't had a chance to
15 drive by the field that's proposed.
16 I've been dealing with a sick father
17 for about three weeks now and haven't
18 had any spare time. But he's doing
19 good.

20 But anyway, having retired from
21 the local utility recently in the last
22 couple years, one of the things I
23 remember quit a bit about any project
24 that we were approached with or
25 regarding our substations, and one of

1 the things that towns always said was
2 they wanted them to be hidden, down a
3 long driveway, shrouded with some
4 trees, so that the most common
5 customer wouldn't even know it's
6 there. So we are talking about
7 putting a solar field up on a ridge at
8 a high point which would be, I'm
9 assuming, would be fairly viewable. I
10 haven't had a chance to look at -- I'm
11 not sure if it would be viewable from
12 that ridge there or not. Knowing that
13 we are, as Dr. Hull said, we are
14 heading in that direction for green
15 energy. I work for another utility
16 now and we can't keep pace with the
17 solar requests that we are getting.
18 We can't get the equipment on the
19 utility side to keep pace. We are 60
20 to 62 weeks out to try and keep up
21 with the work. We've had to go out
22 and buy used equipment to fulfill the
23 charging station requests, which in
24 turn is costing more than a new piece
25 of equipment. So we're not making

1 much in the deal in any way, shape or
2 form. So I guess what I'm saying is
3 the uniqueness about this area -- I've
4 lived in this area 23 years. My wife
5 was raised here. Her family still
6 lives here off of Four Corners. And
7 the uniqueness about this area is the
8 rolling hills, which you don't have
9 everywhere in this county. And if we
10 start putting up solar fields up on
11 high points of a place, it's going to
12 look like -- if anybody is familiar
13 with the Tug Hill Plateau in Upstate,
14 New York, where you have dozens and
15 dozens of wind mills now, dozens, to
16 the point when you sit at the Tug Hill
17 winery and look out at that valley
18 toward the Adirondacks, all you see is
19 wind mills. So I sympathize with the
20 fact we need renewable energy, but if
21 we are going to do it we need to plan
22 it in such a way that it is masked so
23 the average person doesn't see it,
24 like a substation. It still gets it's
25 life. And part of my job at my prior

1 employer was to maintain the
2 substations; vegetation. Cut the
3 grass, and a lot of those places you
4 didn't even know they were there. We
5 have the Wisner sub, right, nobody
6 knows where that is. You've got Sugar
7 Loaf Mountain Road, right? So done
8 correctly, you wouldn't see these
9 things. But don't take away what this
10 place has been about, which is the
11 rolling hills. We have to go down
12 that road. We know that. The
13 infrastructure is not in place. It's
14 not going to happen the way the
15 government says. I can tell you that
16 just from my 25 years in this
17 industry. It's just not going to
18 happen. It's just not. Not the way
19 they want it to happen. But my point
20 being is, we have to go down this road
21 eventually but let's really think
22 about where we are putting these to be
23 most effective. And I know what
24 Michael said is true. I've lived
25 across from Neal Van De Weerts'

1 property for 23 years. His whole back
2 property that Bobby Valentine built on
3 is nothing but clay and wet.
4 Extremely wet. So I know we are going
5 down that road but let's be smart
6 about it because years ago Chester put
7 in a ridge top building code to not
8 build homes, two-story homes. What is
9 the difference between a home or a
10 solar field on top of a hill? It's
11 the same thing. It's just a
12 structure. So I think, you know, I
13 think we can get there but we have to
14 be really smart about where we are
15 putting it so that every little knob
16 in this valley doesn't wind up with a
17 solar field on top of it. You still
18 get sun in the valleys. I think if we
19 are smart about it we can make it --
20 what we don't want to look at is
21 County Route 1 in Minisink when you
22 come down through there and all you
23 see is solar fields. It was not
24 thought and planned well. With the
25 planning I think it can be done

1 correctly but it just has to be done
2 so that for those of us who live here,
3 me not too many more years, but for
4 those who are going to live here and
5 decide this is their home from here on
6 out, you don't want to see that every
7 day because that will bring
8 contentiousness in your mind. So I
9 think done right it can happen, but
10 you have to be really smart about it.
11 Thank you.

12 MS. MARKS: Debra Marks. I live
13 215 Ridge Road, Chester, New York, but
14 I'm in Warwick. I just want to say
15 that everything that's being discussed
16 here is legitimate. But my husband
17 and I moved here 25 years ago and the
18 reason that we moved here is because
19 we have cows and farms and farmland
20 and this field that they are talking
21 about is a productive field. It's not
22 a fallow field. It's not weeds. It's
23 being used to feed cows which produce
24 milk. And if we continue to put solar
25 farms on land that's being used to

1 feed either people or animals, what
2 use is that? That's not a good
3 decision. We need to use land for
4 solar that's not being used for food.
5 Because if we continue to take the
6 farms and make them solar farms, where
7 is the food going to come from? Where
8 is the feel of Warwick itself? That's
9 the reason that we moved here. You
10 move from another area because this is
11 country. This is cows. This is
12 farms. This is productive. This is
13 not streets and concrete and parking
14 lots; this is productive farmland
15 here. And I would like to see it kept
16 that way.

17 MR. ASTORINO: Thank you. Anyone
18 else?

19 MS. LAPLACE: Linda Laplace.

20 MR. ASTORINO: Resend those
21 emails.

22 MS. LAPLACE: Yeah, that's my
23 job. Part of the zoning boards rules
24 and regs are to keep expanses of open
25 space and unspoiled views from the

1 road. The SEQR document, which I wish
2 everyone would look at, go to the town
3 planning board documents and see the
4 SEQR. I've never heard of one or read
5 one before. It's very interesting
6 because there is a huge impact in this
7 project on the aesthetic resources.
8 Aesthetics is very important to
9 Warwick. We are rolling hills, we are
10 farms. We want to stay that way as
11 much as we can. All these places see
12 that ridge. Miles. Miles. This
13 ridge can be seen for miles. Miles
14 around. We've kept it green. It does
15 feed cows. It does feed horses. I'll
16 attest to that. There are pages you
17 need to review the SEQR document and
18 review all the impacts this will have
19 on our community. We are the first
20 farmland in Warwick when you pass from
21 Chester on Ridge Road. You can see
22 that hill. You can see that ridge.
23 As Michael said, we have had people,
24 especially at apple time, at Applewood
25 Orchards, they stop, they want to

1 picnic, they climb up on the rock
2 wall, they want to take pictures.
3 They comment. I've had garage sales
4 because it's a great time to have a
5 garage sale. We have that traffic
6 going down the road. But they really
7 -- we've had so many comments about
8 the beauty of it. It's beautiful. It
9 is really beautiful. I love looking
10 out my windows. I don't want to make
11 it personal. I don't have a right to
12 say don't put it in my backyard. I'm
13 not anti solar. But Warwick also has
14 ridge lines. They have ridge lines.
15 We are in the ridge line. We are
16 here. We are right there on the ridge
17 overlay. That's us right there. And
18 you are not supposed to do that up
19 there on the ridge line. Ridge line
20 view is critical. It enriches and
21 benefits the residents, the visitors.
22 We need to protect the scenic
23 character of the town's ridge lines.
24 It's important to maintaining our
25 rural character, extremely important.

1 Look how it's disappearing. I'm not
2 anti, it just doesn't belong right
3 there on top of that beautiful green
4 hill. Drive down the road. It really
5 is exceptional. And it's important to
6 our scenic landscapes, our quality of
7 life, the attractiveness of Warwick
8 and it can be seen from the public
9 roads. It's not in a back field
10 somewhere. It's not out back. That
11 would be fine. You drive by it, there
12 it is. It is a higher elevation and
13 higher elevations do comprise this
14 most scenic and environmentally
15 sensitive areas in Warwick. Important
16 views, scenic roads. They are worth
17 preserving. I'm not anti solar farm.
18 This property, half of it is totally
19 wetlands, most of it is. Only half of
20 it is usable. We've used -- for over
21 100 years that has been -- I know just
22 because it's been 100 years doesn't
23 mean for the next 100 years it should
24 be the same thing, but for over 100
25 years that has been farmland. It's

1 us, it's other farmers. Yes it feeds
2 the cows. Yes, it feeds the horses.
3 We can't supply enough hay for the
4 people who are looking for hay for
5 their horses and their cows that are
6 still around. So it is useful, it is
7 beautiful. It belongs there. It
8 should be protected as ridge line
9 because you can see it from way out
10 there. Take a ride down Ridge Road.
11 It's beautiful. Thank you.

12 MR. ASTORINO: Anyone else?

13 MR. O'CALLAHAN: I'm Kevin
14 O'Callahan, 199 Ridge Road. I sit on
15 my couch and I look at that property.
16 That's how close I am. Like everybody
17 is saying, solar power I know is the
18 future. The government thinks it's
19 going to power the whole country,
20 which it never will. And like I said,
21 it's a small project and what I'm most
22 concerned with is the water. Already
23 half my property stays under water in
24 the middle of the summer and that's
25 all coming from that property so I

1 would like to find out what they are
2 doing about the water table because it
3 comes right down and right onto my
4 property and someone else's here
5 property. It's just mud. And I know
6 they are going to switch things around
7 if they do this, you know what I mean?
8 And I want to know how that water is
9 going to be taken care of. And like
10 Mike said, I live right there and I've
11 heard people working back there and
12 this project hasn't even started yet
13 but somebody jumped the gun in there.
14 They're working back there. I don't
15 know what they're doing but I've seen
16 them come in and come out with the
17 hardhats. That's it.

18 MR. ASTORINO: Thank you, sir.

19 MS. WEHMEYER: I'm Connie
20 Wehmeyer, 104 Four Corners Road. I'm
21 sort of shocked that we even have this
22 today given the amount of problems
23 that this could cause. On page 2 of
24 the thing that's listed on the
25 website, we have wetlands, we have

1 fresh water and this water is water
2 that goes into the ground and many of
3 us, almost everybody in that whole
4 block, have wells so what is this
5 going to do to our wells. The second
6 is the number of animals and the wild
7 animals and some possibly protected
8 species, what is that affect going to
9 be? Because right off the bat as part
10 of this construction is damage to
11 wetlands. There is going to be soil
12 erosion, that's already been covered.
13 And what's going to happen five years
14 from now when there is more erosion
15 and then what about the toxic
16 chemicals used in order to make solar
17 panels? The rain comes down. If it
18 leaches into the soil where does it go
19 and how many things is it going to
20 kill or destroy in the meantime? I
21 know you guys said you have been
22 working on this a year. We've only
23 had two weeks to come up with some
24 arguments on this. But it's my
25 understanding from some friends of

1 mine that helped with the Hudson River
2 project was that wetlands are really a
3 no-no to have any kind of destruction
4 for any place in the United States.
5 So we are wondering why this
6 particular place, as the other folks
7 mentioned, why this particular place
8 was chosen when there are plenty of
9 other places it could be. And
10 Dr. Hull's idea of roofs of buildings
11 where they already destroyed some of
12 the properties, why not put them up
13 there instead of on land where they
14 can cause massive destruction in the
15 long run and destroy what Warwick is
16 all about? Thank you.

17 MR. ASTORINO: Thank you. Anyone
18 else?

19 MR. SCHIFFMACHER: Gary
20 Schiffmacher, 197 Ridge Road. I'm
21 directly across the street and have
22 that big pond across the street. And
23 the water comes from that property
24 that's in question. And apparently
25 someone had sprayed it not too long

1 ago with like vegetation killer and I
2 had many dead fish in the pond I was
3 taking out for like two weeks because
4 the field all turned brown across the
5 street up on the acres that you're
6 talking about for the solar project.
7 So I had many dead fish. There's
8 frogs, there's turtles. The Great
9 blue herons come and feed there. And
10 the water flowing down, we get all
11 that in the pond. And it's also, you
12 probably know, it's deemed by New York
13 State EPA as a New York State waterway
14 that property. It flows out the back
15 of our house, it comes in the front.
16 And I'm just right across the street
17 from it, like 30 feet. Also what
18 about the property values? Because
19 that's a scenic vista also and I know
20 Warwick it known for keeping things
21 green and there's like 40 pages of how
22 you want to keep things green, like
23 keep vistas like woodlands and trees
24 and it goes on and on here so it would
25 be hypocritical to put this solar

1 project in there. Warwick is all
2 about keeping things green and
3 beautiful for the environment and
4 endangered species and all that. So
5 that's what I think. Thank you.

6 MR. ASTORINO: Thank you. Anyone
7 else.

8 MR. CLARKSON: I'm Allen
9 Clarkson. I live at 42 Kays Way,
10 which is not directly next to the
11 property. We are on a hill and we
12 bought our house because it has glass
13 that looks out over that hill. We
14 look over that property. We look to
15 the ski area on Mount Peter. It's a
16 beautiful area. There are a number of
17 houses there situated the same as ours
18 and we watch several times during the
19 year when the people are haying
20 Michael Laplace's fields and haying
21 here and it's a beautiful thing to
22 see. I was amazed to see how they
23 roll up these large bails. I've spent
24 some time trying to understand the
25 technology. It's pretty amazing how

1 it works. But that will not be there.
2 I again, like so many, am not opposed
3 to solar. I have 56 panels on a barn
4 that we built and situated so those
5 panels would be in the right
6 orientation and would cover one whole
7 side so it doesn't look like a patch
8 of panels on a roof. So I understand
9 that. But it would be a major loss to
10 what we see and other people near us
11 looking out from the side. Thank you.

12 MR. ASTORINO: Anyone else?

13 MR. FUKUI: Novu Fukui, 250
14 Hamiltonian Road. I have a question
15 to you people. Is the environmental
16 impact statement was done?

17 MR. ASTORINO: No.

18 MR. FUKUI: To me, it's
19 ridiculous talking about this without
20 environmental impact statement.

21 MR. ASTORINO: This is what gets
22 us to that point.

23 MR. FUKUI: It is absolutely
24 necessary because I didn't know that
25 was a wetland. Somebody told me -- I

1 didn't know anything about that land.
2 It's absolutely necessary to have that
3 environmental statement and also
4 impact statement around neighbors so
5 those two has to be done so either
6 renter or owner had to complete that
7 and then we all should read it and
8 then we could go into any kind of
9 discussion. I mean, without those I
10 think it's a waste of time.

11 MR. ASTORINO: I said I wasn't
12 going to answer any questions, but
13 this is the initial start of the
14 process.

15 MR. FUKUI: Initial start to have
16 environmental statement --

17 MR. ASTORINO: I think you were
18 late when you came in but we did read
19 the process.

20 MR. FUKUI: Thank you.

21 MR. ASTORINO: Anybody else that
22 hasn't spoken? Linda.

23 MS. LAPLACE: I should have
24 brought a picture of it. We are part
25 of 480 acres of joined property, a lot

1 of which is PDR. It's us, it's the
2 Capozza property, it's Rainbow Ranch,
3 it's Applewood Orchards and it's Rice
4 Farms. It goes from Ridge Road all
5 the way over. And do you know who
6 lives there? I have pictures. I
7 didn't remember. All the animals that
8 live there, all the creatures that
9 we've seen, all that open space, which
10 is greatly reduced with a lot of
11 developments and land disappearing,
12 but 480 acres of continuous farmland,
13 streams and woods with a lot of
14 animals living there. And they want
15 to give you 3 inches under the fence?
16 Thank you.

17 MR. WINTER: Rob Winter. I have
18 a question. It sounds like there was
19 work that preceded before -- was there
20 any permits?

21 MR. ASTORINO: We aren't
22 answering questions but I will say
23 this, there was work done geo tech for
24 testing.

25 MR. WINTER: So you drilled some

1 boring holes?

2 MR. ASTORINO: Well those posts
3 should have been removed when work was
4 done.

5 MS. BASILE: They are in the
6 process of removing them.

7 MR. ASTORINO: I think they would
8 be wise to wait.

9 MR. WINTER: Was there a mark out
10 done out there?

11 MR. ASTORINO: That's up to the
12 contractor.

13 MS. BASILE: Can I answer that?

14 MR. ASTORINO: The bottom line is
15 we are not going to get into a full
16 blown discussion. There was geo
17 technical work required to be done.
18 They had the right to do that with the
19 owner's permission. But that being
20 said, Mr. Laplace showed me those out
21 there. No, they should not should be
22 left out there. Now it's up to the
23 applicant to get them out of there.
24 But they might want to wait until it
25 dries out up there.

1 MR. WINTER: Usually you have to
2 have an 811 mark out before you dig
3 any holes anywhere. They ran a huge
4 transmission line across Kings
5 Highway, gas transmission line, you
6 know, I mean, you're drilling holes --

7 MR. ASTORINO: That's up
8 contractor --

9 MR. WINTER: I would hope so. You
10 would get the ticket. Your company
11 would have to call it in or the
12 contractor would have to call it in,
13 wait a minimum number of days, have
14 the utilities come out. Even though
15 it's in the field that doesn't mean
16 there isn't anything that doesn't run
17 across there. Transmission gas,
18 transmission underground electric.

19 MR. McCONNELL: That doesn't have
20 anything you to do --

21 MR. WINTER: It sounds like
22 things progressed out there.

23 MR. ASTORINO: They had a right
24 to do the geo testing --

25 MR. McCONNELL: With all due

1 respect, it has nothing to do with the
2 scope of this document. You obviously
3 have expertise that we don't have,
4 meaning me, but it's not relevant to
5 the scoping --

6 MR. WINTER: It was framed up
7 like there was work happening before
8 but they were out there --

9 MR. ASTORINO: Due diligence of
10 the property.

11 MR. WINTER: Thank you.

12 MR. ASTORINO: Mr. Laplace.

13 MR. LAPLACE: One thing I forgot
14 to mention. We had been approached by
15 a solar panel company from
16 Massachusetts. They wanted to put
17 solar panels on my farm. And then
18 they came to us and said they wanted
19 to put storage battery system on. We
20 have a high power line that's Central
21 Hudson going through a 20 acre field
22 next to Wickham Village and they want
23 to put 20 acres of battery storage.
24 They want to put concrete foundations
25 in and do this whole project. They

1 want to pay us \$12,000 an acre a year
2 for 20 acres and we said okay show me
3 what you want to do. They showed us
4 what they wanted to do and I said how
5 much insurance do you have for damage
6 of property. The said a million
7 dollars. I said how about 100
8 million? I've been in the chemical
9 business all my life and I understand
10 what the environment is very well.
11 And I don't know how much insurance
12 this company has but you can't replace
13 this land. You've got to have a lot
14 of insurance. And they came back to
15 us and said we have a million dollars
16 of insurance and we said good bye.
17 That's it. Then we were away this
18 summer. We travel a lot through
19 agriculture for horse we raise and we
20 got a phone call about the fires on
21 these batteries, the same batteries
22 that caught on fire in Warwick they
23 and shut down and Warwick put a hold o
24 this whole battery project and that's
25 where they wanted to go. They wanted

1 to put solar panels in. They wanted
2 to charge batteries from solar panels
3 on the rest of the farm and they want
4 to take the electric from the Central
5 Hudson line when it was cheap and then
6 sell it back to Central Hudson when
7 the price was high. So the insurance
8 was prohibitive for them to even
9 approach us about it. They didn't
10 have it. So we said good bye.

11 MR. ASTORINO: Thank you.

12 MS. LAPLACE: That's not why we
13 said good bye. We said good bye
14 because we would never do that because
15 we love living there. We ain't going
16 nowhere.

17 MR. ASTORINO: Any other person
18 wishing to discuss the scoping
19 document? With that being said, there
20 is no further comment on this. Thank
21 you for coming. Thank you for giving
22 us your comments. We will now have
23 that all compiled. You have until
24 October 30th --

25 MS. MARKS: Just for those of us

1 who have not been through this before,
2 we have until October 30th?

3 MR. ASTORINO: The planning board
4 is going to do its due diligence. Any
5 comments we heard this evening, we
6 will have a scoping document.

7 MS. AXELSON: What will happen is
8 all comments that pertain to scoping
9 from this session and any of the
10 written comments, anything that
11 pertains to the scoping outline, will
12 be added to the scoping outline.
13 After that, the planning board will
14 also consider other agency comments
15 that are coming in in writing and
16 public comments, we'll consider all
17 those comments, revise the scoping
18 outline, then at a future meeting the
19 planning board will consider adopting
20 a revised outline. So whatever
21 scoping outline you looked at online
22 will be expanded to add more
23 commentary and then the planning board
24 will take a look at that revised and
25 expanded scoping outline and consider

1 adopting it. So once the planning
2 board thinks the scoping outline is
3 sufficient and they adopt it --

4 MR. McCONNELL: And complete.

5 MS. AXELSON: Yes, and complete.
6 And they adopt it, the applicant
7 representatives will take that scoping
8 outline and prepare a draft
9 environmental impact statement, which
10 is what this gentleman was asking for.
11 This planning board has indicated that
12 they want a draft environmental impact
13 statement when we did the SEQ
14 positive declaration and they also
15 said we will have a scoping session,
16 which is why you are all here. So all
17 this scoping will be concluded, they
18 will revise and adopt the scoping
19 outline, and the applicants will draft
20 an environment impact statement and
21 submit it to the Board.

22 MR. ASTORINO: Then public
23 hearing --

24 MS. MARKS: So the environment
25 impact statement isn't done by a third

1 party, it's going to be done by the
2 people who want it?

3 MS. AXELSON: It's done by the
4 applicant. The applicant has been --
5 let me clarify one thing. From the
6 beginning of the process, the
7 applicants have provided certain
8 environmental reports, visual impact
9 statements, wetlands assessment,
10 wildlife studies, archeological
11 sensitivity reports, et cetera, so
12 there is a lot of information that's
13 in the pipeline. The scoping outline
14 will indicate whether those have to be
15 expanded or added or there need to be
16 other studies. So there is a lot
17 that's already in the pipeline and
18 that will be assembled after the
19 planning board adopts the revised and
20 expanded and complete scoping outline.
21 They will take it and create a draft
22 environmental impact statement. It
23 will be submitted to the Board. The
24 next thing the Board will have to do
25 is have a consultant take a look at it

1 and the Board look at it also and we
2 will look at all the different lines
3 in the scoping outline to see whether
4 all the different points in the
5 scoping outline have been addressed in
6 the draft environmental impact
7 statement. So at some point the Board
8 will say okay, it's complete. And
9 they will make a decision about that
10 and pass a resolution about that.
11 When the draft environmental impact
12 statement is complete, then they will
13 indicate that there will be a public
14 hearing on the draft environmental
15 impact statement and they'll put
16 notices on the website and in the
17 paper and then there will be another
18 meeting like this where the public can
19 come and comment on the draft
20 environmental impact statement. And
21 knowing this board, they are very good
22 about making sure that these documents
23 are made available for the public to
24 look at, either on the website or I
25 think sometimes there is a copy in the

1 planning office --

2 MR. ASTORINO: And everything is
3 reviewed by other professionals also.

4 MS. MARKS: Are we talking about
5 spring?

6 MR. ASTORINO: We don't know.
7 I'm not going to give dates.

8 MS. MARKS: I didn't know if I
9 should put my house on the market.

10 MR. McCONNELL: It's unlikely to
11 be before Thanksgiving.

12 MR. FUKUI: This lady applicant?

13 MR. ASTORINO: No. We just
14 explained to her how the process
15 works.

16 MR. FUKUI: The applicant has to
17 hire engineer.

18 MR. ASTORINO: The applicant has
19 to provide us with the information
20 requested.

21 John, do we need to close this
22 session? Someone make a motion to
23 close.

24 MR. McCONNELL: So move.

25 SPEAKER: Second.

1 MR. ASTORINO: All those in
2 favor?

3 ALL: Aye.

4 MR. ASTORINO: Opposed?

5 Motion carried.

6 So residents will be notified as
7 the process moves along. Thank you
8 all for coming this evening.

9 (This portion of the public
10 hearing was closed at 8:23 P.M.)

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