

**VILLAGE OF RED HOOK
SPECIAL BOARD MEETING
MAY 2, 2019
7:00 PM**

Present: Mayor Blundell, DM Kovalchik, Trustee Trapp, Trustee Norris, Trustee Laing, Clerk/Treasurer Chiarella.
Village Engineer Robert Flores (Delafield Engineering), Brandee Nelson (Tighe and Bond), Jeff Irish (Sun Common).

COMMUNITY SOLAR – SUN COMMONS

Mayor Blundell opened the meeting stating a review of the Solar Farm Project. Tax Cap and Shared services items included a shared attempt to utilize NYS rules for locally generated and distributed clean energy. Rather than utilize productive farm land a good option was to locate the panels on one of our well-fields. This would protect the wells and generate power from the sun. About two years ago the Town and Village received a grant to study possible connection options to the Central Hudson grid. The Town has take primary role in managing the engineering study, the financing under NYS tax credits and RFP wrok for selection of a developer. The Board has been shown site plan, etc and now needs to consider further action for a Shared Municipal Solar Farm. Tivoli, Town, Village and 250 residents will receive reduced rate power.

Village of Red Hook is seeking to be lead agency in SEQR and the Town is asking that we head up a Monroe Process. Town zoning applies since the land is owned by village but located in the Town. Zoning allows solar farm in B2 zone, per Town.

Solar financing incentives are governed by NYS and reduce is value as time progresses until project is live. This affects the pricing of the power generated.

- A draft SEQR has been submitted.
- Solar panels will be placed at the Village well fields.
- Town of Red Hook will have primary roll
- Site plan has been circulated
- 30 year life project
- NYSERDA approves of the project
- In 7 years the Town of Red Hook can purchase the project at a reduced price, this can enable free energy for municipalities.
- Village Attorney Richard Olsen has reviewed the project
- The Village Highway has removed trees and stumps preparing for grids
- A landscape study is being done to screen from neighbors
- Will provide energy to Town of Red Hook, Village of Red Hook, Red Hook Library and 250 Town residents at no cost to homeowners
- Tivoli is also named in the project and will have some maintenance involvement.

RESOLUTION 23-2019 – IMA Solar Project

This document was prepared to highlight and point out that the Town and/or the project will fund legal, engineering and related costs instead of the Village. We will handle our lease review costs on our own.

Trustee Trapp read resolution 23-2019

**RESOLUTION NO. 23
DATED May 2, 2019**

**RESOLUTION AUTHORIZING THE EXECUTION OF AN INTERMUNICIPAL AGREEMENT
WITH THE TOWN OF RED HOOK REGARDING
COMMUNITY DISTRIBUTED GENERATION SOLAR (PV) PROJECT**

WHEREAS, the Board of Trustees of the Village of Red Hook has determined that entering into an Intermunicipal Agreement regarding Community Distributed Generation Solar (PV) Project between the Town of Red Hook and the Village of Red Hook, in substantially the form on file with the Village Clerk (the "Intermunicipal Agreement"), is in the best interests of the Village; and

WHEREAS, the proposed action constitutes a Type II action which will not have an adverse effect on the environment;

NOW, THEREFORE, BE IT RESOLVED, by the Board of Trustees of the Village of Red Hook, Dutchess County, New York (by the favorable vote of not less than a majority of all of the members of the Board) as follows:

1. The Mayor is hereby authorized and directed to execute the Intermunicipal Agreement in substantially the form on file with the Village Clerk, with such changes as shall be approved by the Mayor and which do not affect the substance thereof. Subject to revisions made to Exhibit "A".
2. The Mayor, the Village Clerk, and the Village's other officers, employees and agents are hereby authorized and directed for, and in the name and on behalf of the Village, to do all acts and things required or provided by the provisions of the Intermunicipal Agreement.
3. This resolution shall take effect immediately.

Mayor Blundell made a motion to approve resolution 23-2019 as presented. Trustee Trapp seconded this motion. All were in favor.

RESOLUTION 24-2019 – SEQR

**RESOLUTION NO. 24
DATED May 2, 2019**

617.6

State Environmental Quality Review (SEQR)
Resolution Establishing Intent to Act as Lead Agency

Unlisted Action
Coordinated Review

Name of Action: 1.725 MW (AC) PV Solar Project at 52-54 Firehouse Lane/Glen Pond Drive

Whereas, the Town of Red Hook in cooperation with the Village of Red Hook issued a request for proposals to identify a qualified provider to co-locate a 1.725 MW system on the Village's wellfield owned by the Village, with property to be leased to the provider for installation of solar facilities, preferred pricing agreements for the Village of Red Hook, Town of Red Hook and Red Hook Public Library, and the Village of Tivoli, with a Town right to purchase the solar facilities after 7 years as further described in draft plans on file with the Village Clerk; and

Whereas, a full Environmental Assessment Form (EAF) dated May 2, 2019 has been prepared to address potential environmental impacts of the action; and

Whereas, after comparing the thresholds contained in 6 NYCRR 617.4 and 5, the Village Board of Trustees has determined that the proposed project is an unlisted action; and

Now Therefore Be It Resolved, that the Village Board hereby classifies the action as an unlisted action and declares its intent to act as Lead Agency in a coordinated review.

Be It Further Resolved, that the Village Board hereby directs its Clerk to circulate notice of its intent to serve as lead agency to all involved and interested agencies, and to notify the Town Engineer (Tighe and Bond).

Be It Further Resolved, that a Determination of Significance will be made at such time as all reasonably necessary information has been received by the Village Board to enable it to determine whether the action will or will not have a significant effect on the environment.

Mayor Blundell	Aye
DM Kovalchik	Aye
Trustee Trapp	Aye
Trustee Norris	Aye
Trustee Laing	Aye

RESOLUTION 25-2019 – PUBLIC HEARING

This includes wording dealing with the Monroe Process.

RESOLUTION NO. 25
DATED MAY 2, 2019

ESTABLISHING A DATE FOR A PUBLIC HEARING REGARDING
A PROPOSED 1.725 MW (AC) PV SOLAR PROJECT

WHEREAS, pursuant to a joint application the Town of Red Hook ("Town") and Village of Red Hook ("Village") received a Municipal Innovation Grant from the County of Dutchess and the Town and County executed a grant agreement dated March 8, 2018 for a study of feasibility of a Community Distributed Generation project to benefit the Town and Village including a study of

the costs of interconnection with the Central Hudson distribution system; and

WHEREAS, the Town issued a request for proposals due February 15, 2019 on behalf of itself and the Village to identify a qualified project sponsor to develop a 1.725 MW (AC) solar photovoltaic project ("PV Project") that will qualify for the NYSERDA Community Distributed Generation (also known as "Shared Renewables") Program, and has selected a party for negotiation; and

WHEREAS, the project is described in a draft EAF and site plan on file with the Village and certain other draft agreements with proposed project sponsor SunCommon, on file with the Village; and

WHEREAS, the Village has adopted a resolution determining to act as Lead Agency for the review of the proposed project;

NOW THEREFORE BE IT RESOLVED, by the Village Board of Trustees of the Village of Red Hook (by the favorable vote of not less than a majority of all of the members of the Board) as follows:

The Village Board of the Village of Red Hook shall hold a public hearing on May 16, 2019, at 7 p.m. at the Village Hall, 7467 South Broadway, Red Hook, New York, to hear all interested parties on the proposed solar project as described in the attached form of notice; and

The Village Clerk is hereby authorized and directed to publish notice of said public hearing in the Kingston Freeman, the official newspaper of said Village, on or before May 6, 2019. The Village Clerk shall further provide notice of said public hearing to the Town of Red Hook, the Village Planning Board, the Village Zoning Board of Appeals, the Town Planning Board, the Town Zoning Board of Appeals, and the Dutchess County Department of Planning and Development.

**NOTICE OF PUBLIC HEARING
VILLAGE OF RED HOOK**

PLEASE TAKE NOTICE that a public hearing will be held by the Village Board of Trustees of the Village of Red Hook on May ____, 2019 at ____ P.M. local time, at the Village Hall, 7467 South Broadway, Red Hook, New York 12571, to hear all interested persons regarding the solar project proposed to be co-located on the Village's wellfield at 52-54 Firehouse Lane/Glen Pond Drive. The project proposes installation by project sponsor SunCommon of an approximately 1.725 MW (AC) solar photovoltaic project that will qualify for the NYSERDA Community Distributed Generation Program, with a Town option to purchase after 7 years at fair market value. The proposed facility will be located on the existing Village wellfield site. The Village Board has reviewed a Full Environmental Assessment Form (EAF). The Village Board of Trustees has adopted a resolution determining to act as lead agency for purposes of review under the State Environmental Quality Review Act (SEQRA), and determining that the proposed project is an unlisted action. In conjunction with its review of the project under SEQRA, the Village Board of Trustees will undertake a review of the proposed solar project in order to determine whether and to what extent the Town of Red Hook's and Village of Red Hook's zoning laws apply to the project, taking into account the nine factors set forth in *Matter of County of Monroe v. City of Rochester*, as follows: (1) the nature and scope of the instrumentality seeking immunity; (2) the encroaching government's legislative grant of authority; (3) the kind of function or land use involved; (4) the effect local land use regulation would have on the enterprise concerned; (5) alternative locations for the facility in less restrictive zoning areas; (6) the impact upon legitimate local interests; (7) alternative methods of providing the proposed improvement; (8) the extent of the public interest

to be served by the improvements; and (9) intergovernmental participation in the project development process and an opportunity to be heard.

All interested persons will be given an opportunity to be heard in person or by directing comments in writing to the Village Board of Trustees, 7467 South Broadway, Red Hook, New York 12571. All reasonable accommodations will be made for persons with disabilities. In such a case, please notify the Village Clerk in advance at the above address or by phone 845-758-1081 so that arrangements can be made.

PLEASE TAKE FURTHER NOTICE that copies of said EAF are available for review at the office of the Village Clerk, Red Hook Village Hall, 7467 South Broadway, Red Hook, New York 12571.

By order of the Village Board of Trustees of the Village of Red Hook, dated May 2, 2019.

Cindi Chiarella
Village Clerk
Village of Red Hook

Mayor Blundell read the Public Hearing Notice and Trustee Trapp read resolution 25-2019.

Mayor Blundell made a motion to approve resolution 25-2019 as presented. Trustee Trapp seconded this motion. All were in favor.

DM Kovalchik made a motion to adjourn the meeting at 8 pm. Mayor Blundell seconded this motion. All were in favor.

Submitted by,

Cynthia Chiarella
Clerk/Treasurer