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OFFICE OF THE PLANNING BOARD
Town of Schaghticoke
September 6, 2023

PUBLIC HEARINGS

There were no public hearings scheduled or held.

REGULAR MEETING

7: 05 P.M. Members present were: Frank Alessandrini, Dan Clow, Brian Davidson, Elizabeth Hale, Chris Reynolds, and Bob Weir.
Kristin Pratt, Deputy Town Attorney was present.

The minutes of August 2, 2023 were reviewed. Brian Davidson made a motion to approve the August minutes as submitted. Chris Reynolds seconded.

Ayes: Alessandrini, Clow, Davidson, Hale, Reynolds, Weir

Nays: None

ASD Schaghticoke Site III, LLC -Town Garage (Tax Map #21.-2-4.2).

Jason Dell, engineer, with Lansing Engineering LLC, appeared with regard to the proposal for applications for the construction of solar farms to be located at 863 and 895 Old Schaghticoke Road (NYS Route 67). Mr. Dell stated that ASD Schaghticoke proposed Solar I, the Fairgrounds site, continues to be delayed. Public hearings are scheduled with the Zoning Board of Appeals at the next meeting for ASD Schaghticoke Solar II, the landfill site, and ASD Schaghticoke Solar III, the highway garage site, on Thursday, September 7, 2023, for area and use variances. Mr. Dell presented a survey of the Solar III project, a triangularly-shaped 6 acre± site. In addition, Mr. Dell noted that the SWPPP was submitted, SHPO approval was received and an aerial view of the site was completed.

ASD Schaghticoke Solar III project is an unlisted action, the Planning Board previously declared its intent to act as lead agency and circulated a lead agency coordinated letter. No other involved agencies objected to the

Planning Board's acting as lead agency under SEQR. The Board reviewed Part 2 of the Full Environmental Assessment Form to identify any potential impacts from the proposal. Upon review, the Planning Board found no significant adverse environmental from the proposal impacts upon the environment at the proposed Solar III project site to be located at the Highway Garage site; therefore, Brian Davidson made a motion to issue a negative declaration under SEQRA. Dan Clow seconded the motion.

Ayes: Alessandrini, Clow, Davidson, Hale, Reynolds, Weir

Nays: None

Chairman Alessandrini stated that, should the variances be approved by the ZBA, public hearings for both the Solar II and Solar III projects may be scheduled for the PB October meeting.

Roli's Trailer Sales Site Plan Amendment (Tax Map #32.-3-29).

Chairman Alessandrini met with Brian Rohloff who is currently operating a trailer display business in a HC district at the corner of NYS Route 40 and East Schaghticoke Road. Mr. Rohloff applied for and was granted, by the PB, a Special Use Permit to operate a retail business for the sale of steel buildings at 1506 NYS Route 40. Although the use of the site has changed, Mr. Rohloff believed that he was operating within the approved requirements of the Special Use Permit. Business and purchase of the trailers occurs at Mr. Rohloff's business location, Roli's, within the Village of Schaghticoke boundaries. Chairman Alessandrini advised Mr. Rohloff that submission of an application to the Planning Board to amend the approved Special Use Permit, allowing the display of the utility trailers at 1506 NYS Route 40, would be recommended to meet the Zoning Code.

An application for an amendment to the Special Use Permit to allow the display of trailers and a survey of the site were submitted to the PB.

Chris Reynolds made a motion to grant approval for an amendment to the Special Use Permit to allow the display of utility trailers at 1506 NYS Route 40. Frank Alessandrini seconded.

Ayes: Alessandrini, Clow, Davidson, Hale, Reynolds, Weir

Nays: None

Boyko/Northline Solar Farm (Tax Map #41.-1-34). Tyler Garrity, Project Engineer, Creighton Manning Engineering, LLP, appeared to propose a 5 megawatt solar facility to be located in an RA district on a 71± acre parcel at 154 Northline Drive. Steve Long, SolSource Power, was present. A project narrative and survey maps were submitted. Mr. Garrity stated that the proposed site is to be located on Northline Drive, ½ mile from the intersection of NYS Route 40, that the project will have low visibility due to an existing tree line, and that there will be no impact upon any wetlands. In addition, Mr. Garrity stated that SHPO approval was received. The PB agreed to assume lead agency status for the project. Kristin Pratt, Deputy Town

Attorney, stated that she would prepare and circulate the coordination letters to each of the involved agencies, including Rensselaer County. Mr. Garrity was advised that establishment of an escrow account with the Town is required for the project.

Dan Clow made a motion for the PB to assume lead agency status and for Kristin Pratt, Deputy Town Attorney, to initiate the coordination letters to involved agencies for the Boyko/Northline Solar Farm project. Brian Davidson seconded.

Ayes: Alessandrini, Clow, Davidson, Hale, Reynolds, Weir

Nays: None

Jason Dell, engineer with Lansing Engineering LLC, will be representing the Town as the reviewing engineer for the Boyko/Northline Drive Solar project.

Brian Davidson made a motion to adjourn the meeting at 7:20 p.m. Chris Reynolds seconded.

Ayes: Alessandrini, Clow, Davidson, Hale, Reynolds, Weir

Nays: None

Abbreviations:

EAF - Environmental Assessment Form

HC -Highway Commercial District

Review Act

HD - Hamlet District

NYS - New York State

Plan

PB - Planning Board

RA -Residential Agricultural District

SEQRA -State Environmental Quality

SHPO - NYS Historical Preservation Office

SWPPP- Storm Water Pollution Prevention

Respectfully Submitted,

date:

Elizabeth Hale, Clerk, Planning Board, Town of Schaghticoke