

OFFICE OF THE PLANNING BOARD
Town of Schaghticoke
November 1, 2023

PUBLIC HEARINGS

ASD Schaghticoke Solar II -former landfill site (Tax Map #21.-2-5).

Paul Lubera, P.E., Lansing Engineering, and Paul Kruger, Director of Development for ActiveSolar Development, appeared to present a proposal for the development of a 5 megawatt solar facility with 10,732 fixed solar panels to be located on a 20.9± acre parcel in an HC district at 863 Old Schaghticoke Road. The property is owned by the Town of Schaghticoke and is the site for the old landfill. The solar facility is proposed to be sited west of the National Grid transmission lines and substation.

Mr. Lubera presented a survey to show the parcel, screening and location of the fence line. He noted that the fencing would be set on ballasts, so as not to penetrate the landfill caps. Extra screening is planned. A meeting took place with the Hemstreet Park Fire Chief and, as a result, additional gates are planned for the purpose of access to enhance fire safety. Mr. Lubera also informed the Board that the ZBA granted a use variance for the project. The public hearing was closed at 7:02 p.m. There were no members of the public present and no public comment.

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

Paul Lubera, P.E. with Lansing Engineering LLC, appeared with regard to the proposal for an application for the construction of a 1.2 megawatt solar facility to be located at 895 Old Schaghticoke Road (NYS Route 67). Paul Kruger, Director of Development for ActiveSolar Development, was present.

Mr. Lubera presented a survey of the Solar III project, a triangularly-shaped 6 acre± site. In addition, Mr. Lubera noted that area variances and a use variance was granted by the ZBA. The Hemstreet Park Fire Chief visited the site and recommended additional gates; gates have been added to the project. The public hearing was closed at 7:05 p.m. There were no members of the public present and no public comment.

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 in an existing field on a 71± acre parcel at 154 Northline Drive. Steve Long, SolSource Power, and the applicant, Michael Boyko, were present. A project narrative and survey

maps were submitted. Mr. Garrity stated that there is an existing farm access road for farming activity. An additional road will be planned for access to the solar arrays. Swales are proposed to collect water from the site to a collection point along the side of the road. The point of connection is proposed to be along Northline Drive. Mr. Garrity noted that there are sufficient trees for screening purposes.

The public hearing was closed at 7:08 p.m. There was no public present and no public comment.

REGULAR MEETING

7: 00 P.M. Members present were: Frank Alessandrini, Dan Clow, Brian Davidson, Elizabeth Hale, Vince Ragone and Bob Weir. Chris Reynolds was absent.

Kristin Pratt, Deputy Town Attorney was present.

The minutes of September 6, 2023 were reviewed.

Dan Clow made a motion to approve the minutes as submitted. Brian Davidson seconded.

Ayes: Alessandrini, Clow, Davidson, Hale, Weir

Nays: None

Abstention: Ragone

The minutes of October 4, 2023 were shared and reviewed. There was no quorum present at the October meeting.

ASD Schaghticoke Solar II (Tax Map #21.-2-5). Proposal is for the development of a 5 megawatt solar facility with 10,732 fixed solar panels to be located at the former landfill on a 20.9± acre parcel in an HC district at 863 Old Schaghticoke Road. Chairman Alessandrini pointed out that he had received a new policy from DEC, entitled DMM4 Guidance for Photovoltaic Solar Projects at Solid Waste Landfills.

The engineer, representing the Town, has reviewed and accepted the submitted SWPPP. There are no storm water issues expected. The greenery will be maintained by ASD Solar. Natural plants indigenous to the area will be planted for pollination under the panels, away from the landfill caps, as excavation is not permitted within a specified distance from the landfill caps. Mr. Kruger stated that he met with the neighbors who reside across the street and a plan for further screening was determined. The existing drive will be used as access to the solar facility. The proposed fences were shifted to comply with the Zoning Code setback regulations. A use variance was requested and granted by the ZBA. Solar II is exempt from SEQR as a Type II action. The Board agreed that they were very familiar with the project. Brian Davidson made a motion to grant Site Plan Approval and a Special Use Permit contingent upon the 'standard conditions', approval of the SWPPP as well as final approval by DEC under Policy DMM4. Dan Clow seconded.

Ayes: Alessandrini, Clow, Davidson, Hale, Ragone, Walsh, Weir

Nays: None

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

Paul Lubera, P.E., with Lansing Engineering LLC, appeared with regard to the proposal for the construction of a solar facility to be located at 895 Old Schaghticoke Road (NYS Route 67). A public hearing took place at the September 7, 2023 ZBA meeting for area and use variances. Area variances and a use variances was granted.

Mr. Lubera presented a survey of the Solar III project, a triangularly-shaped 6 acre± site and stated that a curb cut would not be necessary and that the existing driveway will be used for access to the project, that there will be 6 poles along the roadway and that the connection point is at the nearby high tension lines, behind a wooded area with existing vegetation to remain in place. Currently 25-27 trees are planned to be planted along the road. The Board advised that additional screening, a mix of 25 or more of additional evergreen and deciduous trees, planted in a staggered fashion, may be needed to camouflage the poles. The need will not be evident until the construction is completed. Therefore, it was recommended that the Building Inspector, Scott Frisino, review the site at the time of completion to determine if more screening with supplemental trees, is required.

Mr. Lubera noted that the SWPPP was submitted.

ASD Schaghticoke Solar III project is an unlisted action, the Board reviewed Part 2 of the Full Environmental Assessment Form to identify any potential impacts from the proposal. Upon review in September, the Planning Board found no significant adverse environmental impacts from the proposal upon the environment and negative declaration under SEQRA was issued.

Bob Weir made a motion to grant approval for Special Use Permit and Site Plan Review for the ASD Schaghticoke Solar III facility contingent upon the 'standard conditions', approval of the SWPPP and possible need for additional screening (to be determined by the Building Department). Brian Davidson seconded.

Ayes: Alessandrini, Clow, Davidson, Hale, Ragone, 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.

Mr. Garrity stated that the project will have low visibility due to an existing tree line, and that there will be no impact upon any wetlands.

Jason Dell, engineer with Lansing Engineering LLC, is representing the Town as the reviewing engineer for the Boyko/Northline Drive Solar project. The preliminary application package was received and reviewed by Lansing Engineering, PC. The Board reviewed the comments and concerns contained

within correspondence from Jason Dell. The SWPPP, though incomplete, has been submitted and received.

Based on the review of the EAF, Part 2, no significant adverse impacts upon the environment were found, and, therefore:

Dan Clow made a motion to issue negative declaration under SEQR. Vince Ragone seconded.

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

Nays: None

Visibility of the proposed facility was discussed. Chairman Alessandrini requested photos from various points, especially Madigan Road. Mr. Long agreed to comply with photos to be presented at the next meeting.

The applicant and owner of the property, Mr. Boyko, stated that he had spoken with the neighbors, that he owned one of the neighboring homes and that no one (with whom he had spoken) had any concerns nor were any concerns expressed with regard to the proposal. In addition, Mr. Boyko stated that those with whom he spoke said that a solar facility would be preferable to a housing development.

Vince Ragone, a new member of the Planning Board, was introduced to the members of the Board.

Brian Davidson made a motion to adjourn the meeting at 8:40 p.m. Dan Clow seconded.

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

Nays: None

Abbreviations:

EAF - Environmental Assessment Form

HC -Highway Commercial District

Review Act

NYS - New York State

Plan

PB - Planning Board

RA -Residential Agricultural District

SEQRA -State Environmental Quality

SWPPP- Storm Water Pollution Prevention

Respectfully Submitted,

date:

Elizabeth Hale, Clerk, Planning Board, Town of Schaghticoke