

OFFICE OF THE PLANNING BOARD
Town of Schaghticoke
June 5, 2024

PUBLIC HEARING

There were none.

REGULAR MEETING

7: 00 P.M. Members present were: Kasey Casas, Dan Clow, Elizabeth Hale, Vince Ragone, and Chris Reynolds. Frank Alessandrini and Bob Weir were absent. In the absence of Frank Alessandrini, Elizabeth Hale acted as Chairman.

David Brennan, Town Attorney, was present.

The Board reviewed the minutes from the May 1, 2024 meeting. Dan Clow made a motion to approve the minutes as submitted. Vince Ragone seconded.

Ayes: Casas, Clow, Hale, Ragone, Reynolds

Nays: None

ASD Solar II (Former Landfill -Tax Map #21.-2-5) and ASD Solar III (Highway Garage -Tax Map #21.-2-4.2). Jason Dell, P.E., with Lansing Engineering LLC, appeared to update the Board with regard to the proposed amendments for the construction of solar facilities to be located at 863 (landfill) and 895 (highway garage) Old Schaghticoke Road (NYS Route 67). Paul Kruger, Director of Development for Active Solar Development (ASD) was present. ASD Solar II and III projects were granted approval on November 1, 2023. Mr. Dell exhibited maps for each of the projects, to demonstrate the amendments which are currently proposed. The point of interconnect has been moved to one common connection point, close to the high tension lines and not visible from the road, to accommodate National Grid's infrastructure. The originally planned lines on NY State Route 67 cannot accommodate or support the 3.75 megawatt facility at the former landfill location nor the 1.5 megawatt facility to be located at the highway garage location. In addition, Mr. Dell pointed out that the location of the solar panels, formerly approved, are proposed to be re-located. Trees will need to be removed in order to accommodate the siting of the newly proposed arrangement of solar panels. To prevent the existing trees and brush from casting shade on the panels, brush and trees along NY State Route 67 will be removed and replaced with an evergreen mix. The solar panels will be located 50' from the road and will be well screened from view at the ASD III site, due to a berm, a decline in topography and the planting of the proposed

evergreen trees. The fence line and the pole stack will be moved at the ASD II site for easier access.

Sean Garrity, an arborist, joined the team in order to advise and oversee natural screening for the solar facilities. Mr. Garrity advised, for the best screening and most robust varieties, the use of a mixture of 6' Norway Spruce, Balsam Fir and White Pine. At the May meeting Mr. Garrity suggested 2 rows of trees planted 10' on center and stated that the spruce, balsam and pine are expected to grow to 20'-25' at full maturity. Mr. Garrity stated that there were two means of planting the mixed species, one more formal and one more natural. Elizabeth Hale stated that she believes, considering the character of the Town, a "natural" appearance would be more appropriate and suggested that the addition of deciduous trees would increase the desired natural look. Mr. Garrett stated that he would do further research to consider the addition of deciduous trees to the evergreens for screening. Mr. Kruger stated that he had reached out via email to the neighboring homeowners who reside directly across from the landfill site; however, he has not received a response. Mr. Kruger stated that it was expected that the project would begin Spring of 2025.

Dan Clow made a motion to grant conditional site plan approval. Final approval will be considered when an update for the final design is presented to the Board. Vince Ragone seconded.

Ayes: Casas, Clow, Hale, Ragone, Reynolds

Nays: None

Phillips Conservation Subdivision (Tax Map #71-1-5.21). Brian

Holbitter, land surveyor, exhibited a survey of a 23.68± acre parcel of land located in an RA district at the end of Brielle Road off Ryan Road. The property is owned by Anita and John Phillips. The Phillipses are seeking a 1.33± acre one lot subdivision in order to allow their son to build a house on the Brielle Road property. Residual acreage would be 23.35± acres and would remain owned by the current property owners, Anita and John Phillips. Public water is available. Access to the proposed subdivision was discussed. Mr. Holbitter suggested that 27.37' of the current drive, at the end of Brielle Road, might serve as access to the proposed dwelling. Discussion ensued with regard to the road frontage measuring 27.37' of the proposed 1.33± acre lot. Road frontage of 50' in an RA district is required within the Zoning Law. Given that the application is for a conservation subdivision, the Board has the flexibility to consider and allow 27.37' of road frontage. The Board concurred that, considering this application, the proposed road frontage is acceptable as denoted on the survey.

The Board reviewed the EAF and found no issues of concern.

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

Chris Reynolds seconded.

Ayes: Casas, Clow, Hale, Ragone, Reynolds

Nays: None

A public hearing for the application of Ann and John Phillips will be scheduled for the July meeting.

Hansen Road Subdivision -Estate. Mark Danskin, land surveyor, appeared to present a survey showing the court-approved subdivision of an 18.04± acre parcel into a 3.0± acre lot with an existing residence and a vacant lot of 15.04± acres. Mr. Danskin submitted the official document from the Surrogate's Court of the State of New York, Rensselaer County, showing the final settlement of the estate of Paula Masters and ordering the subdivision of 3.0 acres and an existing house to Susan Bowen, administrator of the estate, and residual vacant 15.0 acres to Mary Stronach. The property is located at 441 Hansen Road. The subdivision map was submitted to the County Clerk and was filed. In addition, Mr. Danskin stated that there was sufficient road frontage and setbacks. Mr. Danskin was assured by Dave Brennan, Town Attorney, that the court's decision stands and takes precedence and that there is no need for any action to be taken by the Planning Board.

Briggs Timber Harvest. George Weber, Mountain View Corp., appeared to propose a timber harvest at Neeson Lane off Sliter Road. Paul Briggs is the owner of the 167± vacant acres of property. Mr. Briggs would like to clear-cut 40± acres of timber to create an agricultural field and to carry out a selective cut of timber, 15" and more, on the residual acreage. Mr. Weber stated that there are no streams or ponds on the property. The timber harvest plan and application were submitted to Chairman Alessandrini. An application fee of \$100.- in cash was received. A public hearing will be scheduled for the July meeting.

Kasey Casus made a motion to adjourn the meeting at 7:55 p.m. Vince Ragone seconded.

Ayes: Casas, Clow, Hale, Ragone, Reynolds

Nays: None

Abbreviations:

EAF - Environmental Assessment Form RA -Residential Agricultural District
PB - Planning Board SEQRA - State Environmental Quality Review Act

Respectfully Submitted, *date:*

Elizabeth Hale, Clerk
Planning Board, Town of Schaghticoke