

PLANNING BOARD MEETING - JUNE 5, 2023
CALLED TO ORDER BY: CHAIRWOMAN DENISE MAYRER AT 7:00 p.m.

PRESENT

Denise Mayrer, Chairwoman
Wayne Johnson, P.E.
Lawrence D'Angelo
Andrew Aubin, P.E.
Stephanie Leonard
Attorney Craig Crist, Esq.
Richard Laberge, P.E. Planning Board Engineer
Melissa Knights, Acting Director

MEMBERS ABSENT

James Shaughnessy, P.E.
John LaVoie

APPROVAL OF THE DRAFT MINUTES OF THE — MAY 15, 2023 MEETING AS THE OFFICIAL MINUTES

Leonard moved, D'Angelo seconded that the draft minutes be approved as amended, as the official minutes of this meeting.

4 Ayes, 0 Noes. Motion carried.

Ayes: Aubin, D'Angelo, Leonard, Mayrer,

Absent: Shaughnessy, LaVoie

Abstain: Johnson

PUBLIC COMMENT

None

RECOMMENDATION TO THE ZBA

Briscoe Property Ventures LLC

Z815-23/R20/178.9-1-12.2

1 Maple Ridge Ave

Proposed - Area Variance & 10%

Garth Briscoe, applicant was present for this meeting,

Mr. Briscoe stated they have a vacant building lot and would like to put a house on it, to do that they need a variance for exceeding the max 10% coverage and for insufficient sideyard setbacks.

There were no questions from the board on this application.

RECOMMENDATIONS TO THE ZBA

Johnson moved; D'Angelo seconded a **"FAVORABLE"** recommendation to the Zoning Board of Appeals.

5 Ayes, 0 Noes. Motion carried.

Ayes: Aubin, D'Angelo, Johnson, Leonard, Mayrer,

Absent: Shaughnessy, LaVoie

Site Plan / Special Permit

Sky Solar

2023-12/HC/200.-7-2.1

4242.US 20

Proposed - Solar Farm

Owen Speulstra, P.E. from C.T. Male Associates was present for this meeting.

Mr. Speulstra stated he wants to introduce this project to the board and is looking for some feedback. This site is located on Rt.20 on the east side behind Schodack Septic Service. The proposal will be a 4.8-megawatt solar farm. Located mainly on the southern portion of the lot, it will meet all the current setback requirements by the town solar law. The parcel is about 70 acres the fence around the solar site will equal about 18 acres the panels will occupy about 14 acres and total panel display is about 7 acres, there will be a gravel road going into the site from Rt.20 that would bisect the center of the solar array. The panels are fixed and will be nonmoving facing east/west there will be an agricultural style wire fence around the site for security, the inter connection will be near the access road along with a couple of equipment pads located just inside the fencing. They will be doing some clearing so the shading will not cover the panels. They propose to leave as much existing buffer along Rt.20 and clear enough trees to do the construction of the array and eliminate as much of the shading they can. This is a brief description of their plan and is only looking for any suggestions or comments from the board at this time.

Chairperson Mayrer asked how many panels will there be.

Mr. Speulstra stated there about 7 acres of panels.

Mr. Laberge asked about the clearing along Rt.20 and spoke about the town wanting screening from view of the public. What is the topography in the area of Rt 20?

Mr. Speulstra stated the topography is a hill that dips down and then goes up again. In other areas it is almost flat.

Mr. Laberge stated it will be easier to see on a larger plan.

Chairperson Mayrer asked if there were plans for the rest of the property.

Mr. Speulstra stated there are no proposals or disturbance outside of the proposed solar project.

Mr. Johnson stated they stated they are going to use a farm fence and asked if it was part of the code.

Mr. D'Angelo stated the other sites used that kind of sheep fencing, a 4x4 sq. ft.

Mr. Speulstra stated correct, and it is 8 feet tall.

Mr. D'Angelo stated he wants one utility pole and all the switching ground mounted. He has seen this on other sites instead of 5 utility poles.

Mr. Speulstra they are talking to the utility about the connection process and their requirements, typically what they have seen is 3 poles to the utility but if they allow underground service that's what they will look into.

Mr. Laberge stated it looks like they are avoiding any wetlands on the site.

Mr. Speulstra stated yes, there is a crossing they are proposing but also exploring moving the driveway to the south a little bit to avoid the wetland.

Mr. Laberge asked about the screening of any equipment as well as the poles, they tend to be very unsightly. How steep is the slope in the front.

Mr. Speulstra stated there are some steeper areas that are going towards 15 as shown on the topography. And they are working on that for the final design plans.

Mr. Laberge stated the panels that are perpendicular we have been taken them as impervious area. So generally, some storm water facilities will have to be looked into. Are there any streams running through the site.

Mr. Speulstra stated in the bottom right corner of the site has a intermittent stream.

Mr. Laberge stated the town is very protective of stream corridors and trying to maintain a vegetative buffer. How accurate is the property line on top of Schodack Septic Property.

Mr. Speulstra stated he will have to talk to the survivor about that.

Mr. Laberge ran thought the process for the applicant. Such as a planned development (PD) from the town board, and prior going to the Town Board from the Planning Board we

need to complete SEQRA. Generally, his office will review and generate a comment letter and an escrow will have to be set up for such reviews, there are a number of meetings it will take that he can predict to get this to the town board and to get site plan approval. The public hearing is optional, but the planning board usually likes to have one to give the public a chance to comment.

This project is considered a type 1 which means it will require negative or positive decoration that means it will be to your benefit, you are presenting the plans in such a way to eliminate any impacts. Proper screening is needed, there are many who like to see trees and plantings instead of the arrays, we like to see as much screening as possible to minimize the view of the panels. There were a few other items discussed and the applicant understood what was being asked of them.

Mr. Johnson asked for some visual simulations of the project showing the array and the screening,

Mr. Speulstra stated they will be being they for the next meeting.

There were no more questions or comments for the applicant.

ADJOURN

Leonard moved; D'Angelo seconded that the Planning Board meeting be adjourned. There being no objections, Chairwoman Mayrer adjourned the meeting at 7:40 p.m.

Respectfully submitted,
Melissa Knights
Director of Planning & Zoning