

TOWN OF KIRKLAND

PLANNING BOARD

LUMBARD HALL

P.O. BOX 235 • CLINTON, NEW YORK 13323

(315) 853-3350 FAX (315) 853-2802

TOWN OF KIRKLAND

Planning Board Meeting-Minutes

February 11, 2026

Conrad Karsten on behalf of RIC Solar Energy and Janis L. Pasciak, as	
Executor of the Estate of Emil J. Novak	3-lot subdivision
Limberlost I	Zone: PD and RR
Tax Map # 327.000-2-2	Limberlost Road
Public Hearing	

Conrad Karsten, RIC, appeared before the Board at the Public Hearing regarding the 3-lot subdivision and reviewed the survey maps. The applicant will take 2 lots and reorganize them into 3 lots. RIC will lease the land (with an option to purchase) from the estate of Emil Novak, with whom the original agreement was made. Members of the public were invited to raise questions and concerns to the Board and the applicant. All members of the public were given the opportunity to speak, and the following individuals spoke:

- Tami Seaman
- Frank Scamacie
- Stu Culver
- Wayne Franz
- Kathleen Feisthamel
- Steve Mair
- Gina Hasburgh
- Michael Zielinski
- Chad Wentworth
- Bill Culpepper

Questions and concerns expressed by the public and responses by either the Board or the applicant included the following:

- Why is this a 3-lot subdivision instead of a 2-lot subdivision? The family will keep the residence and the remaining two lots will be used for the project, which would consist of:
Limberlost I Parcel B - A 4MW solar facility.
Limberlost II Parcel C South - A 2.4MW solar facility.
- There were concerns expressed about the project being sold to an LLC.
- Why is the decommissioning bond so low? The bond is approximately \$435,000 and bonding for decommissioning of the project was calculated by the company, Town Attorney and Town Engineer. The decommissioning includes removing all facility components, including the racking, poles, and panels. Following facility removal, the land will be reseeded and returned to its original state. There were

concerns from the public about replacing the soil and if this would be included within the decommissioning.

- The public mentioned a solar project in the Watertown area having a fire. The Board responded that Watertown fire was at a battery storage facility. Battery storage is not proposed as part of the Limberlost project.
- There are also public concerns with the financials and that other towns are going bankrupt and that the Townships can be held liable. No details were mentioned as to where these towns are located but it was stated the towns are suing New York State.
- It was also stated that research has been done on 20 of these projects and the public feels that our Town is going to be "destroyed" The Board responded that they would need more detailed and accurate information with sources and how those projects relate to our currently proposed solar project.
- Fire safety concerns were expressed by a representative of the Fire Department.
- Does the solar company get a break on taxes? The public feels these projects are classified as agricultural and not commercial. They will plan to bring this up at a meeting with the Town Board.

<u>Conrad Karsten on behalf of RIC Solar Energy and Janis L. Pasciak, as</u>	
<u>Executor of the Estate of Emil J. Novak</u>	<u>Construction of 2 Solar Fields</u>
<u>Limberlost I Limberlost II</u>	<u>Zone: PD and RR</u>
<u>Tax Map # 327.000-2-2 & 327.004-1-21</u>	<u>Limberlost Road</u>
<u>Discussion/Possible action:</u>	

Conrad Karsten appeared before the Board and discussed updates to the Limberlost I and Limberlost II Solar project:

- Overhead interconnection poles - 14 poles are currently proposed.
- Screening - the applicants have added additional screening, including more evergreen trees, to screen views of the poles.
- The Board felt the proposed approach was inadequate and reiterated their position that putting the interconnection utilities underground is the way to go. The Town of New Hartford placed the poles underground and the Board has been asking for the same from RIC since almost the beginning of the site plan review.
- The applicant discussed and explained the revised submittal and explained that the availability and cost of underground utilities is a problem and asked if there was another alternative the Board might find acceptable.
- The Board indicated that the visual impact might be reduced by relocating the poles closer to the tree line, similar to what was done at the Kirkland Avenue solar project.

- The Board did a mark-up on the drawing showing a possible alternative location for the poles and indicated that they would consider an alternative plan.
- The applicant will go back to his team regarding setting the poles back and see if an alternative plan is feasible.
- The Board will extend the site plan review deadline to give the applicant additional time to revise the proposed solar farm interconnection utilities.

Public Hearing Closed at 8:32pm

Action:

Conrad Karsten on behalf of RIC Solar Energy and Janis L. Pasciak, as	
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<u>Public Hearing</u>	

NOW THEREFORE BE IT RESOLVED, the Planning Board voted 4-0 to approve the subdivision as submitted.

Conrad Karsten on behalf of RIC Solar Energy and Janis L. Pasciak, as	
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Limberlost I Limberlost II	Zone: PD and RR
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The Board voted 4-0 to approve an extension of time for the applicant to come up with an alternative plan for the overhead interconnection.

Vote for Chairman

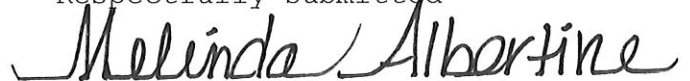
John Hecklau was nominated and approved by a vote of 4-0.

Vote for Vice Chairman

Todd Kogut was nominated and approved by a vote of 4-0.

There being no further business on the agenda, the meeting was adjourned at 9:29 pm.

Respectfully submitted


Melinda Albertine
Secretary