

TOWN OF KIRKLAND

PLANNING BOARD

LUMBARD HALL

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TOWN OF KIRKLAND

Planning Board Meeting-Minutes

February 23, 2026

Present: Chairman, John Hecklau, Vice Chair Todd Kogut,
Planning Secretary, Melinda Albertine
Ed Kaido and Mike Teesdale

Vice Chair Todd Kogut called the meeting to order at 7:30 p.m.

Absent: John Hecklau and Mark Harjung

James and Maureen Wratten/Green Acre Mini - Storage LLC	Zone: PD
211 Utica St	Tax Map # 328.003-1-34
Construction of storage unites	Discussion:

Ben Harold CHA Consultants appeared and did a presentation before the Public and The Board.

The Board had the following questions:

- Although CHA has reached out to the DEC and there are no wetlands on the property, the Board is concerned by the wetlands on the adjacent property. The adjacent delineated wetland will dictate the setback/buffer zone. This will impact build location.
- No grading plan present, the Board requested a stormwater pollution prevention plan along with a grading plan.
- Board asked if the billboard was on the property and requested if it could be removed.
- If the billboard is removed, if tree screening could be placed in that location to screen the rear of the property.
- Two driveways access NYS Route 12B, they need review by NYSDOT.

Finlo Solar Energy, Brimfield East Solar and Brimfield West Solar LLC	
0 Brimfield Street	Tax Map # 338.000-2-47.1
Brimfield St.	Zone: RR
Site Plan Review	Discussion:

Rob Garrity appeared with Nathaniel Doyno and Tyler Garrity before the Board to discuss the Finlo Solar project. Visual/sound/glare/property values/went to neighbors to discuss the project - feels there is very little visual impact. Probably will need 2 poles on the street - working with National Grid. October 2024 had discussion with Mike and Danielle Lewis, December 2024 Submitted binder, March 2025 signed lease September shared with Board December 2025 review binder submitted.

Building and Zoning application.

Project narrative 5MW AC (2 projects) very little interconnection left in the Town will be on the Yahnudasis circuit.

- Both interconnections on Town Pole
- Batteries have been eliminated

- Permits and approvals have been done, delineation of wetlands have been done for NYSDEC. Army Corp of Engineers have no jurisdiction.
- There will be a 6 foot AG Fence around the site. The top foot will have a strand of barbed wire. The bottom 6 inches will be open for wildlife.
- The Board had a couple of questions regarding the EAF.
- The Board questioned the existing infrastructure on Brimfield Street. They requested information that was discussed with National Grid regarding supplying 3 phase power.
- The Board asked about stormwater run-off along the northeast part of the project.
- The Board questioned the seeding of wildflowers.
- The Board is concerned with the screening along the eastside of the site that borders Arrowhead.
- The Board asked about the utility easement across the site for the well. The water service and the powerline shall be located and arrays shall not be built on top of them.
- The Board asked for Visual viewpoints taken up to a 1-mile radius. Areas where tree clearing takes place is also a concern. View points shall show these areas.
- Board requested that proposed landscaping be installed prior to the start of the project.
- Board pointed out the appendix sections need to be coordinated with the report part of the SWPPP.
- The SWPPP shall include the general permit.
- The Board questioned the decommissioning plan regarding leaving conduit and wire in the ground.
- Applicant states a glare study was done.
- Applicant states a sound study was done, and a sound barrier will be installed around the inverters.
- An emergency response plan was done and the applicant will coordinate with the fire department. There will be no batteries on the project. The applicant will provide more info on the panels regarding fire.
- Property value report was done, and there is no negative value on adjacent home,
- The Board asked about the dead trees in the wooded areas.
- The Board asked if there is a buffer space around wetlands.

The Board would like a binder to be updated.
Finlo will be on the agenda for the March 30th meeting. Finlo needs comments on the application and ZBA application.

Action:

Conrad Karsten on behalf of RIC Solar Energy and Emil Novak, Owner of	
<u>parcels</u>	<u>Construction of 2 Solar fields</u>
<u>Limberlost I & II</u>	<u>Zone: PD and RR</u>
<u>Tax map # 327.000-2-2 & 327.004-1-21</u>	<u>Limberlost</u>

NOW THEREFORE BE IT RESOLVED, the Planning Board voted 3-0 to conclude the SEQR process.

There being no further business on the agenda, the meeting was adjourned at 8:17 pm.

Respectfully submitted


Melinda Albertine
Secretary