

TOWN OF KIRKLAND

PLANNING BOARD

LUMBARD HALL

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TOWN OF KIRKLAND

Planning Board Meeting-Minutes

March 30, 2026

Present: Chairman John Hecklau, Vice Chair Todd Kogut,

Planning Secretary, Melinda Albertine

Ed Kaido, Mark Harjung, and Mike Teesdale

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

Absent:

<u>Donald Ehre, Boulder Consultants on behalf of Michael Teesdale Clinton</u>	
<u>Real Estate Management LLC.</u>	<u>225 Clinton Road</u>
<u>Tax Map # 328.003-1-24</u>	<u>Zone: PD</u>
<u>New business</u>	<u>Discussion:</u>

Don Ehre, Boulder Consultants appeared before the Board for a discussion to include a 16x20 business office. The applicant/owner, Michael Teesdale, is proposing a new building for retail sales catering to area contractors. The building will be 40'x100' and is located at 225 Clinton Road at the former Stievater facility. The lighting will be the same as the existing building as well as building color. The landscaping and site/parking plan are included in the plans drawn by Boulder Consultants. Trees will be planted around the building for visual impact and some trees will be planted along the property line. The building will be a pole barn construction and Lincoln Davies will occupy the entire space. The 12B side will have a board and batter vinyl siding and the other sides will have metal. The signage will remain the same.

- The paring has been revised.
- A new septic system was installed last year.
- The applicant also discussed storm water, 3/10 of an acre will be disturbed from the new project. There is also a wetland on the site. Don Ehre stated that the project is outside of the 100ft buffer.

The plans have been sent to the Oneida County Planning Department and for Agency review.

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

Andrew Welch appeared before the Board. A revised binder received on March 19, 2026 to include additional information requested by the Board and Limberlost II appendix M VIA received on March 24, 2026. The applicant reviewed the additional information and the overhead poles/relocating the lines as the Board requested. Andrew Welch explained the viewpoints that show the difference in regard to relocating the overhead poles for Limberlost I and Limberlost II.

- The Limberlost II Solar project will be limited due to the wetlands.
- An additional tree line has been added coming down from Route 5 to Limberlost.
- The applicant states that there are obstacles with burying the poles underground such as the timeframe, equipment, and interconnection application that would prevent the project from moving forward.
- The Board states that they feel the applicant has listened to the concerns from the Public and the Board and has made a decent effort/good faith effort. The applicant has made an attempt to space the poles and construct them closer to the hedge rows (trees as a backdrop) to address the visual concern about having 6 poles on each side.
- The Board states that, if approved they may visit the site to see if the poles can be adjusted and the Town should have a representative visit the site to be sure where the poles are finally placed.
- The Board suggested taller vegetation on the pole line, start out with taller trees in the area (more than the proposed 7 feet in height) should be more like 10 feet.
- In the area where screening is missing, they will need roadside screening. This will be added as a condition in the resolution. The applicant states they will confirm that they can work in the wetland buffer.
- The planting should be installed before the project starts.
- Andrew Welch submitted additional material.
- He explained the viewpoints that show the difference.
- Limberlost II - Limited because of wetlands - applicant moved further away from Limberlost Road and spaced poles out
- Compound view - North bound on Limberlost - poles will fall back into the tree line.
- AS you turn down - added additional tree line - coming down from Route 5 to Limberlost.
- Limberlost II - Pole line will appear??
- Obstacles with putting poles underground and timeframe, equipment interconnect application would prevent the project.
- Made a decent effort - not ideal but have listened to the concerns and have shown a good faith effort.
- Visual concern about having 6 poles on each side - applicant has made an attempt to space the poles and put them closer to the hedgerows (trees as backdrop).
- On Kirkland - Poles were moved during construction & not on our plans.
- Town should have a representative to visit the site to be sure the poles are placed in accordance with the site plan.
- Taller vegetation on pole line - start out with taller trees in area (more than the proposed 7 foot height) more like 10 feet.

- Spot where screening is missing - need road side screening (put as a condition - applicant will be sure they can work in the wetland buffer).
- Plantings should be installed before the project starts.

<u>Attorney Stuart Finer on behalf of Michael Stanton</u>	<u>28 Robinson Road</u>
<u>Tax Map # 337.000-2-29</u>	<u>Zone: PD</u>
<u>3 apartments</u>	<u>Discussion:</u>

Attorney Stuart Finer appeared before the Board as well as Michael Stanton owner of the site and building.

The Board cannot approve this until items from the February 19, 2026 letter from Town Engineer Curt Nichols. Stuart will have Mike Stanton's Engineer confer with the Town Engineer. The applicant's engineer will get info regarding the water authority from Tony Arcuri, Town of Kirkland. Attorney Stuart Finer discussed the submitted plans. Attorney Finer will coordinate his applicant's Engineer and the Town of Kirkland Engineer to discuss the project and all items in the February 19, 2026 letter.

<u>Benjamin Harrell - CHA Solutions, James and Maureen Wratten/Green Acre Mini - Storage LLC</u>	<u>Zone: PD</u>
<u>211 Utica St</u>	<u>Tax Map # 328.003-1-34</u>
<u>Construction of storage units</u>	<u>Discussion:</u>

Benjamin Harrell appeared before the Board. The applicants are requesting preliminary review to discuss the proposal for the development of a self-storage facility on the property located at 211 Utica Street. The applicant discussed the following with the Board:

- There will be 7 regular building and 1 climate controlled 30'x20' buildings. The applicants have changed the amount of buildings and there is 5,000 less square feet.
- Grading plan and a SWPPP was submitted.
- The billboard cannot be removed due to a long-term lease 10+ years. Attorney Anthony Hallak states this could be up to 100+ years lease.
- The Board would like the parking behind the building. Aesthetics was a major factor.
- Need building elevations, the Board is requesting this.
- The 1st submittal showed plantings - now they are gone - there were 4 trees and a grass island.
- Need landscaping along the front - Board wants a nice aesthetically pleasing look.
- If billboard can be removed - maybe have some plantings in that area, salt resistant plants/shrubs would be best.
- Fire truck - be sure it can get through - need a sketch of the fire truck fitting around the site.
- No out door storage.
- Sign says Boat and RV Storage on page C603.
- Coordinate with DOT (Region 2) will need approval and possible traffic study or site distance.

- Snow storage if site is lowed would need to show the details.
- Stormwater basins.
- Grading plan - north side ditch area - Bio retention area 6" water all the way down.
- Wetlands on adjacent property in previous Heintz application regarding wetland delineation - do they have a 100' buffer? The engineer has not completed this yet - they should complete this shortly and check with the DEC. The applicants have reached out but there may be a hold up with the DEC. This should be taken care of before they appear at the next meeting.
- Plantings along bio-retention basins.
- Property border where the billboard is - This should be an easy place to do some plantings - Board will review the view.
- As you head towards the Village, everything behind the Billboard - the trees could be killed from the Build out and this is a concern from the Board.
- 9' from elevation of the house, units are 9½ feet berm 4-6 feet. Be sure this is well screened to block the view.
- Lighting - will be on the exterior - downward directed - have lightning that is motion activated.
- DOT entrance/wetlands/update the plans - he does not think they will be ready by the next meeting. Ben Harrell will be contacting Melinda when they are ready.
- Delta will also review the stormwater SWPPP

The second submittal package to revise the site plan as requested by the Board from the February 23, 2026 Planning Board meeting has been submitted on March 6, 2026 to include a SWPPP

<u>Dr. Kelsey and Molly Roberts, Associated Chiropractic's</u>	<u>Zone: RR</u>
<u>Tax Map # 337.012-1-8</u>	<u>129 Utica Road</u>
<u>New medical office/practice</u>	<u>Discussion:</u>

Dr. Kelsey and Molly Roberts appeared before the Board to present their proposal to purchase the property located at 129 Utica Street for the purpose of expanding their chiropractic practice. The parcels are currently owned by Doctor Scott Breahaut. Since March of 2020 they have been the owners of Associated Chiropractic's and have operated their practice of out their rented space on Dwight Avenue.

Their intent is to purchase the property that already contains a functioning clinic space on the first floor and a residential apartment on the second floor.

The applicants discussed the purposed parking and are aware that per Town of Kirkland Code. 5 Parking spaces are required for each doctor and they would use the front and side of the buildings.

The applicants have submitted the following:

- Town of Kirkland Highway Superintendent Jon Scott letter dated 3/23/26.
- NYS DOT Michael Muha email dated 3/20/26.
- Pictures regarding the septic system that was installed 4/23/18.

- A drawing proposed by the applicants Molly and Kelsey Roberts regarding parking on Utica Road and Robinson Road received 3/24/26.

They also discussed the following with the Board:

- Septic System-based on how many bedrooms, how big the septic tank and leach field are.
- Interpretation from our Codes Officer.
- Does this comply with our Zoning Code?
- The property has been used in this manner for a number of years.
- This will need to be referred to the Zoning Board of Appeals for a use variance and the Board is recommending for the applicants to go back to the owner of the property.

Action:

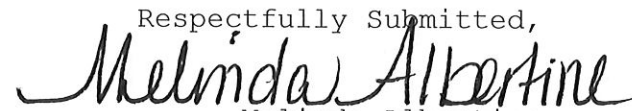
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NOW THEREFORE BE IT RESOLVED, The Planning Board Voted 5-0 to approve the Limberlost I and Limberlost II Solar projects with conditions to be defined in the resolution.

Discussion of new Board member:

The Board discussed the two candidates for the open Planning Board member position. Both Chrispher Houle and Daniel Rogers submitted a letter of interest for the position. The Board members are unanimously in favor of Dan Rogers to fill the open Board position and this will be referred to the Town Board for a vote.

There being no further business on the agenda, the meeting was adjourned at 10:05 pm.

Respectfully Submitted,

Melinda Albertine
Secretary