

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

May 18, 2026

Present: Chairman, John Hecklau, Vice Chair Todd Kogut,

Planning Secretary, Melinda Albertine

Members: Dan Rogers, Mike Teesdale, and Mark Harjung

Chairman John Hecklau called the meeting to order at 7:30 p.m.

Jeff Moore on behalf of Charles Estrella

2-lot Subdivision

7556 NYS Route 5

Tax Map # 327.003-1-2

Zone: C

Public Hearing

Surveyor Jeff Moore represented the applicant and appeared before the Board regarding a 2-lot subdivision of lands owned by Charles Estrella. He stated that the survey will create a nonconforming lot with no road frontage and that the lot will be transferred and combined with the adjacent Betchel property. Chairman John Hecklau read an email from Town Attorney Tony Hallak outlining 3 options that would allow approval of the land-locked parcel. These options include the following:

- Option 1 - Require a contemporaneous application for consolidation. In this manner an illegal lot is not created, and we are assured this consolidation takes place.
- Option 2 - Require a preliminary meeting as set out in 103-6 of our code before any of this mapping takes place and we get to a public hearing. Both land owners should participate.
- Option 3 - Grant a conditional approval subject to consolidation taking place within 90 days. No permits or use of the subdivided land could be permitted in such a case.

The Chairman recommended Option 2, having a meeting with the buyer and Mr. Bechtel regarding the subdivision, unapproved uses of the adjacent property, and consolidation to make the subdivided parcel a legal lot. The applicant's representative was not in favor of this approach. The Board and Mr. Moore discussed the other options outlined in Attorney Hallak's email and agreed to go with Option 3. The Board indicated that they would approve this action tonight with the condition that the buyer, Scott Bechtel, consolidate the subdivided parcel with the adjacent parcel within 90 days.

Finlo Solar Energy, Brimfield East Solar and Brimfield West Solar LLC

Brimfield Street

Tax Map # 338.000-2-47.1

Brimfield St.

Zone: RR

Site Plan Review

Discussion:

Rob Garrity of Finlo Solar appeared before the Board to review the status of the project. Regarding the waterline easement, it was agreed that the Board will move forward with their review of the site plan as currently proposed and the applicant's attorneys and neighbors will continue discussing options for the easement/waterline. The applicant then reviewed various issues raised by the

Planning Board at the March meeting. Finlo has considered the Board's request to reduce or eliminate clearing of forest in the southern portion of the site. This could impact the viability of the project, and they suggested possible alternative mitigation measures, such as the establishment of native grassland habitat or the enhancement of on-site wetlands. In regard to moving the access entrance away from the neighboring property line, they will need to talk with the owner, Mike Lewis, as this would impact his ability to utilize that portion of the site for future development.

The applicant agreed that they will add supplemental screen plantings to the hedgerow on the east side of the site, all the way up to the Moore property. Revised planting plans will be prepared. They also agreed that the U.S. Army Corps of Engineers has jurisdiction over the wetlands on site, although jurisdictional impacts to these wetlands are not anticipated. They will also be providing a revised emergency response plan, as requested by the Planning Board. Regarding increasing the setback behind the Moore property, the applicant stated that they will explore that option, but it will be difficult to reduce the size of the PV panel array. Additional visual analysis requested by the Board is still in preparation. In regard to the adequacy of existing power line infrastructure on Brimfield Street, the applicant reminded the Board that correspondence from National Grid confirming the adequacy has been provided.

When the site plan is revised, the applicant will send PDFs of drawings and bring large-scale sets of drawings to the meeting for the Board's review. The plan is to have this material available for the July meeting.

The chairman reiterated his comments made at the March Planning Board meeting regarding inaccurate information being posted on social media. He also indicated that public concerns regarding the Finlo Solar project should be submitted to the Planning board in writing (letter or email). Although this was not a public hearing, the chairman offered the opportunity for audience members to ask questions and express concerns to the Board after tonight's meeting was adjourned.

Action:

<u>Jeff Moore on behalf of Charles Estrella</u>	<u>2-lot Subdivision</u>
<u>7556 NYS Route 5</u>	<u>Tax Map # 327.003-1-2</u>
<u>Zone: C</u>	

NOW THEREFORE BE IT RESOLVED, the Planning Board voted 5-0 to approve the 2-lot subdivision with the following condition:

- That the non-conforming lot be consolidated with the adjacent parcel through the Town of Kirkland Tax Assessor within a 90-day period.

There being no further business on the agenda, the meeting was adjourned at 8:16 pm

Respectfully submitted


Melinda Albertine
Secretary