TOWN OF KIRKLAND
Planning Board Meeting-Minutes
September 28, 2026

Present: Chairman, John Hecklau
Planning Secretary, Melinda Albertine
Members: Dan Rogers, Mike Teesdale, and Mark Harjung
Absent: Todd Kogut
Chairman John Hecklau called the meeting to order at 7:30 p.m.

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

The owner of the site, Michael Stanton, and his attorney Stuart Finer appeared before the Board seeking final approval of the proposed action. However, shortly before the meeting an email was received from the DOT and Town Attorney Tony Hallak expressing concerns regarding the location of the proposed hot box within the anticipated Kirkland Trails right-of-way on the Stanton property. The Board indicated that all other code and site plan issues have been resolved but guidance from the Town Attorney on the easement issue is required before they can take action. The Board anticipates receiving a letter from the Town Attorney on this matter and committed to take action within 30 days. If the letter is received more quickly than that, the Board could hold a special meeting to approve the project.

CHA – Ben Harrell on behalf of 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 Harrell on behalf of Green Acres Mini Storage appeared before the Board and explained changes that had been made to the revised plans in response to Planning Board concerns:

- Lighting will be on a timer (motion activated inside the site).
- A wetland scientist has confirmed that no wetlands exist on or within 100 feet of the property. Therefore, a wetlands permit will not be required from the DEC.
- Regarding concerns with the size of the snow retention area, Ben indicated that there are 3 areas of the site (totaling approximately 10% of the site) available for snow storage.
- The plans have been reviewed with the fire chief and there is adequate fire truck access in between the buildings.
- The roofs of the storage buildings will have no gutters or downspouts. Stormwater will flow from the drip edge onto the access roads and flow over the road surfaces into the proposed storm water retention area.

The Board was satisfied with the proposed changes but asked that the plan set be revised to include building elevations and floor plans for the proposed climate-controlled building on site. This building will be the largest and most visually

prominent structure on site, and its design should be consistent with a concept drawing provided by the applicant in an earlier submittal.

Finlo Solar Energy, Brimfield East Solar LLC and Brimfield West Solar LLC
Brimfield Street **Tax Map # 338.000-2-47.1**
Zone: RR **Site Plan Review/Subdivision**
Preliminary Review/Discussion:

Nathaniel Doyno, Rob Garrity, and Tyler Garrity appeared for the fourth time before the Board to discuss their 3rd submission binder and describe proposed changes to the project. The applicants also indicated that they are anticipating buying the adjacent residential property from the current owners (Stu Culver and Jennifer Spring. Changes to the proposed plans include the following:

- Addition of the Spring/Culver property brings the size of the project from 69 acres to 71 acres.
- Narrative - No pesticides will be used on site but they will remove invasive plant species and replace them with native trees and shrubs based on guidance received from local native plant experts.
- There will be deer fencing around the proposed plantings.
- SEQR - A revised EAF form is included in the submittal.
- Site Plan - The PV array has been extended into the former back yard area of the Spring/Culver parcel.
- Purchase of the Spring/Culver property will resolve concerns regarding the water line easement issue on the project site.
- Lot line adjustment - they would like to complete the site plan approval before formalizing the lot line adjustment on the Spring/Culver property as a minor subdivision under the Town of Kirkland Code subdivision regulations. Discussion with Town Attorney Tony Hallak will be necessary to determine how best to coordinate the Site Plan Review and lot line adjustment/subdivision of the parcel.
- The project will require cutting 16 acres of trees. However, on six of these acres the stumps will be left in place to minimize the impact on the soil and allow regrowth of woody vegetation.
- At the southern end of the site all trees will be removed, but a 25-foot strip will be left along the edge.
- The SWPPP has been updated to include the Spring/Culver property.
- The Wetland delineation and Decommissioning Plan have been updated to address addition of the Spring/Culver property.
- Correspondence with the SHPO and the fish and wildlife agencies will be updated.
- An unanticipated change to the electrical interconnection is being required by National Grid. Rather than an underground connection from the poles on Brimfield Street to pad-mounted equipment adjacent to the PV array, National grid will only accept one of two options; Either four new overhead poles (two poles by the road and two paralleling the proposed driveway) or moving the pad mounted equipment within 50 feet of Brimfield Street. The applicants will be providing details on these two options, and perhaps a third option, at the Planning Board's October meeting.

The Planning Board had the following questions and concerns regarding the updated plans:

- The project drawings and Operation and Maintenance (O&M) Plan need to address regular inspection and replacement (if necessary) of planted vegetation and existing hedgerows to maintain adequate screening.
- Additional visual simulations will be required by the Board, including simulations showing the appearance of the various electrical interconnection options from Brimfield Street.
- Sediment control plans - Town Engineer Curt Nichols has reviewed the SWPPP and confirmed that post-construction storm water runoff should not exceed pre-construction conditions. Therefore, he believes there is no need for a separate hydrology study, as has been suggested by some comments from the public.
- Pollinator friendly plant species need to be included in the proposed seed mixes.
- All wetland jurisdiction information should be updated and consistent throughout the binder submittal.
- The Sound Study references 40 inverters and four transformers. Is all this equipment located in one area?
- In the Project narrative and Decommissioning Plan there is no provision for repowering. Is this a possibility? Be clear on what may happen in the future.
- EAF - Page 4 - Along with PV panel dimensions, need to include the total number of PV panels proposed on site. Page 7 - Include all possible noise sources during construction and maintenance, also address construction traffic. Page 10 - Project acreage should be revised to indicate that there will be no agricultural land on site following project completion.
- Planting plans included with the Visual Study should be updated and added to the project drawing set.
- The Board still needs to see a viewshed map.
- The Board does not agree with conclusions of the Forrest Assessment and would still like to see a reduction in forest clearing at the south end of the site.
- Costs included in the Decommissioning Plan seem unrealistic. Curt Nichols needs to review the cost and time assumptions in the plan
- Add adjacent land owners to the list of those who would be notified when project decommissioning is anticipated.
- The O&M Plan should specify how many times per year mowing will occur. Ideally this should occur once per year in the fall to benefit pollinators and nesting birds.
- If project will not use herbicides, take out reference to "nonpersistent solutions".
- The Emergency Response Plan should address how a fire, spill or other emergency will be handled by local first responders when project employees or contractors are not on site.
- Curt Nichols stated there will need to be an adequate pathway through the PV array to allow access by fire trucks and emergency vehicles.
- The Board asked if the Town Engineer could find someone to review and evaluate the Property Value Impact Assessment provided by the applicant.

- The Board noted that the revised plans increase the size of the PV array along the north edge of the site where a reduction or increased setback had been suggested, and that there is now an acre of additional tree clearing when the Board had asked to have clearing reduced.

Maggie Reilly from Wild Ones Mohawk Valley Chater and Mona Perrotti spoke regarding the project. They went to site (with Jennifer Geiger & Matt Perry from Spring Farm Cares) and walked it with the applicant to see what would be impacted. They believe the ecological value of the site is limited and that the applicant is making a reasonable attempt to mitigate impacts. No herbicides/pesticides will be used, and native wildlife habitat will be re-established. A 10-foot mow break along the hedgerow is being proposed to keep invasive species from coming in. They have given the applicant a list of suggested native species to plant and native seed mixes.

The applicants indicated that they would respond to the Board's concerns as soon as possible and would like to meet on site with representatives of the Board to review the different interconnection options. In terms of next steps, the Board stated that we will need a complete updated package submitted by the applicant, and that the package will need to be reviewed by the Attorney representing the Town on this project before accepting the application as complete, initiating the SEQR process, and scheduling a public hearing.

Clinton Arena **New LED Sign**

A new LED sign at the Clinton Arena was briefly discussed. An application and additional information will be required.

There being no further business on the agenda, the meeting was adjourned at 9:30 pm

Respectfully submitted

Melinda Albertine

Melinda Albertine
Secretary