



Town of East Greenbush Conservation Advisory Council

TOWN HALL, 225 COLUMBIA TURNPIKE, RENSSELAER, NY 12144 (518)477-2005 FAX (518)477-2386

Conservation Advisory Council monthly meeting

August 28, 2023 - 7PM
East Greenbush Town Hall
Draft Meeting Minutes

Attendees

Members: Jennifer Dean, Chair (JD), Victoria Manieri (VM), Jennifer Hixon (JH), Fred Henson (FH) & Brad Wenshoski (BW)

Absent:, Evan Barr

Secretary: Alison Lovely (AL) watching via live stream

Meeting was recorded to [Town Hall Streams](#)

- Call to order - 7:00 PM
- Meeting minutes for [May 22, 2023](#) – Motion to approve as amended by FH, Second by JH. Motion carried
- Meeting Minutes for [June 26, 2023](#) -Motion to approve JD, Second by FH. Motion carried.
- Meeting Minutes for [July 24, 2023](#)
- Business item updates
- Development Projects for CAC review
 - Seaboard Solar Presentation: Ryan Clark-Seaboard, Steve Wilson from Bohler Engineering & Shawn Brazo-President Seaboard
 - Ryan Clark stated proposing 9.87 Megawatts Solar Farm on Miller Road.
 - Ryan Clark passed a packet for the Board with material on the solar panels and how their made, construction schedules and the decommission proposal & general information with a site plan showing site lines to all neighboring properties.
 - Ryan Clark gave a background on Seaboard Solar.
 - Ryan Clark stated the proposal consists of 2 separate parcels. One system slightly smaller than 5 megawatts is on one parcel and the same on the second parcel. Both parcels are owned by two different individuals.
 - Steve Wilson talked about why the project is split into two parcels is to keep the megawatts under 5 due to NYSERDA.



- Ryan Clark stated both properties together are about 198 acres, about 97 acres of it is comprised of fields and about 60 acres would be disturbed for the project, roughly 40 acres would remain open for continued farming.
- Steve Wilson stated that the project is split between East Greenbush & Schodack. The panels would be in East Greenbush and the access road would be in Schodack.
- Ryan Clark stated that there would be limited tree clearing, less than 20,000 square feet as well as limited grading or soil disturbance.
- Steve Wilson discussed the proposed grading.
- Ryan Clark talked about the wildlife fence.
- Steve Wilson talked about panels.
- Ryan Clark stated that they're not disturbing any wetlands at all.
- Steve Wilson stated that they have applied to DEC for a permit to cross a tributary with the access road.
- Steve Wilson stated he believes they will improve the ecology of the site, due to 44 acres being.
- FH asked Steve Wilson how the seeding process works. Steve Wilson stated that the pollinator mix will enhance what they disturb.
- JD asked what their maintenance schedule is like to ensure that the desired species exist. Steve Wilson stated they don't want weed plants, will mow a couple times a year, they will watch as they maintain to make sure the site is not overcome with invasives.
- VM asked what they would do if invasives pop up earlier in the season. Steve Wilson stated they could put early mowing into the maintenance schedule.
- JH asked if the early mowing schedule will take into account field nesting birds. Steve Wilson stated that he believes so.
- Ryan Clark stated they applied to SHPO and they asked the applicant to do a 1A Archeological study & due to the limited soil disturbances they did not have to move forward with the 1B study. Ryan Clark stated that they need a no effect letter and Steve Wilson stated that they will submit that information to them to get that letter.
- Ryan Clark stated it is a well buffered site with little visibility.
- Ryan Clark talked about some key benefits of the system and the project itself.
- JH asked what if the landowners wanted to keep the land after 25 years. Ryan Clark stated that Seaboard Solar is purchasing the land.



- Shawn Brazo talked about the system a bit and decommission of the system. Ryan Clark stated there would be no battery storage at this site.
- JD asked about the wildlife fence.
- VM would like to know who the contractor is when the time comes and also if the CAC could go in and possibly get some clipping for propagation etc.
- JD asked about the wetland to the north of the site and if there would be any impacts there. Steve Wilson stated there would be no disturbance there.
- JD is concerned with the visual impacts from the Town Park and asked what they will do in that area & if they will be native species. Steve Wilson stated they would put plantings there and build off of what exists now.
- BW asked if they were aware that's a flood plain down by the creek near the Town Park and any development there will require a permit from the Town.
- JD asked how the community solar works. Shawn Brazo discussed the process.
- JD asked if the applicant's had any questions for the CAC. Steve Wilson asked what their process was, if they did a formal review or a referral. JD stated that they will come up with recommendations to the Planning Board and send them a letter.
- JD asked Josh Giller what the next steps for the applicant were in the Town's process. Josh Giller stated they will get a Town's designated engineer on board to review the project, the Town Board will coordinate the SEQR review and will also be ongoing with the Planning Board. JD asked what the deadline would be for the CAC to get comments to the Planning Board. Josh Giller stated they have some time to get something to the Planning Board.
- The CAC discussed some internal aspects of the project amongst themselves.
- JD stated that they have the official CAC checklist for the review of projects.
- JH will be the point person for the coordination of the review and recommendation to the Planning Board for the Seaboard Solar project to make sure things move along.
- PZD
 - Discussed the Golden Grain proposed parking expansion.
 - Discussed the Regeneron proposed electric golf cart charging stations.



- Unrelated to PZD, JD stated the ESRI grant is up for renewal.
- TB
 - Nothing
- Zoning Committee
 - Josh Giller stated that they're still waiting on the next version of the draft. There is a meeting next meeting so he's hoping the next draft will be ready for next month's Town Board meeting.
- Other Project Discussions
 - VM asked if JD has heard anything about the south side of the lake. VM will reach out.
 - BW wanted to add CRS – the Communities Rating System and would like to look into this.
 - VM stated that it's Night Hawk migration time.
 - JD stated a couple of calendar items. There is an Invasive Species expo at Saratoga State Park on September 24th-26th. NYS Conservation Commission is having their annual conference, September 20th– 22th & there is a virtual day as well.

Public Comment

- Dave Terpening mentioned the last Planning Board meeting about the Seaboard Solar project and two board members had some really good questions and the Town of East Greenbush is not really going to benefit from the project & also has concerns regarding the longevity of the project & the proposed pilot.
- Wrap-up/Review action items
 - The next regular CAC meeting will be held September 18, 2023

Motion to close meeting by FH, seconded by VM. Motion carried 4-0.