

# TOWN OF EAST GREENBUSH PLANNING BOARD

TOWN HALL, 225 COLUMBIA TURNPIKE, RENSSELAER, NY 12144 (518) 694-4011 FAX (518)477-2386

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## MEMORANDUM

### EAST GREENBUSH PLANNING BOARD MEETING MINUTES August 23, 2023

#### **Members:**

Matt Mastin, Chairman  
Chris Horne  
Kurt Bergmann  
Robert Jucha  
Don Panton  
Ralph Viola

#### **Also Present:**

Josh Giller, Director of Planning  
Alison Lovely, Secretary, Planning/Zoning  
Joseph Slater, Planning Board Attorney

#### **CALL TO ORDER / DETERMINATION OF QUORUM**

Chairman Mastin called the meeting to order and determined that a quorum of six (6) members were present. John Conway was absent.

#### **PUBLIC HEARINGS:**

NONE

#### **OLD BUSINESS:**

NONE

#### **NEW BUSINESS:**

##### **SEABOARD SOLAR-465 MILLER ROAD-MAJOR SITE PLAN, LLA & SUP (23-17)**

Steve Wilson from Bohler Engineering as the civil engineer and Bennett Ramsay Project Engineer with Seaboard Solar & Ryan Clark were present. Steve Wilson stated that a full plan set has been submitted as well as applications for each site for site plan & Special Use Permits, FEA, Grading, erosion & sediment control, construction notes & details, View Shed plan, noise study, AG and Markets submission, interconnection agreement, purchase plan, operations & maintenance plan and decommission plan. Steve Wilson stated that the project has changed a little. They have reached out to neighbors and due to feedback from the neighbors, the access road off of Miller Road will be shifted to the west a bit to give a little more buffer to the immediate neighbor. Chairman Mastin stated that all items listed by the applicant's engineer are a requirement of the Town's large scale solar system local law. Chairman Mastin stated that the Planning Board will make a recommendation to the Town Board on the major site plan. A lot line adjustment will be approved by the Planning Board as well as the Special Use Permit. Chairman Mastin asked if they had a TDE on board yet. Josh Giller stated that a Town Designated Engineer will come on board after this meeting and the lot line adjustment will come once the major site plan is approved.

Chairman Mastin asked if the Board had any questions. Chairman Mastin talked about the decommission plan, and that there is money from that applicant that is put into escrow in case the applicant walks away from the project. Ryan Clark stated that Seaboard Solar will be a long-term landowner as they are purchasing the properties.

Robert Jucha stated that solar farms come and then go, how are you committing to this. Ryan Clark stated most solar companies lease the property, where they will own the property. Chairman Mastin stated that's where the financial aspect comes into play, the applicant gives the Town money in case something happens, there is money there to clean up the site.

Mark Sweeney, attorney for Seaboard on the project wanted to address Robert's concerns and discussed how being a land owner is very different.

·Robert Jucha asked how this project will benefit the Town of East Greenbush and the residents of the Town. Ryan Clark stated that the major benefit is a 10% discount to Town residents for their electricity. Bennet Ramsey stated that it's offered through National Grid.

·Ralph Viola asked the applicant to go over the benefit to the residents again. Mark Sweeney discussed how it works again.

·Robrt Jucha asked if there was a cost to residents. Mark Sweeney discussed Robert's question.

·Robert Jucha asked how old the power lines are and can they handle this project. Mark Sweeney stated yes, they need approval from National Grid.

·Chris Horne asked what would cause a resident to not qualify. Mark Sweeney stated probably nothing, unless they weren't paying their power bill.

·Ryan Clark discussed that other benefits are additional tax revenue, county, school, and Town. There will also not be a draw on Town services.

·Chris Horne asked if there would be a PILOT for this project. Bennett Ramsey stated that they have begun discussing the PILOT.

·Ralph Viola stated that at the last meeting he asked about a topographic map to show the elevation. Steve Wilson stated that in the Board's packet is a viewshed map. Steve Wilson went over the viewshed map. Robert Jucha asked about reflection off the solar panels. Steve Wilson stated that they are all coated with antiglare material, their job is to capture the sun and not reflect it, they would lose money if it was reflected.

·Chairman Mastin asked if there would be any large battery storage. Ryan Clark stated there will be no large battery storage, only a backup battery for the system, the size of a car battery.

·Chairman Mastin asked if lines are still all underground. Bennet Ramsey stated they are all underground except where they meet the pole on the access road.

·Ralph Viola asked if they would be driven or screw piled. Steve Wilson stated they would be screw piled. Chairman Mastin stated that the intent tonight is to potentially accept the sketch plan and recommend that the Town Board declare lead agency under SEQR.

Chairman Mastin asked the Board if anyone had any other questions. Chairman Mastin asked them how many neighbors they talked to. Bennet Ramsey stated that they sent 18 letters and talked to about half of them. He said they answered a lot of questions and the response has been favorable and there have been no negative comments.

Chairman Mastin stated that there would be a public hearing for the Special Use Permit and it's up to the Town Board if they want to hold one for the major site plan.

Mark Sweeney wanted to clarify that this is two projects but it's being evaluated for SEQR purposes all together.

MOTION: A motion was made by Chairman Mastin as follows: **The Planning Board hereby;**

- 1. Accepts the sketch plan as depicted on the site plan dated June 23, 2023, prepared by Bohler Engineering for Miller Road LLC for the proposed site plan.**
- 2. Accepts the sketch plan as depicted on the site plan dated June 23, 2023, prepared by Boehler Engineering for Miller Road West LLC for the proposed site plan.**

**Seconded by Don Panton & roll called as follows:**

**M. Mastin-YES; R. Viola-YES; K. Bergmann- YES; C. Horne-YES; D. Panton-YES;  
J. Conway-ABSENT; R. Jucha-YES.**

**MOTION CARRIED BY A 6-0 VOTE**

**MOTION:** A motion was made by Chairman Mastin as follows:

**The Town of East Greenbush Planning Board hereby recommends the Town of East Greenbush Town Board declare its intent to seek Lead Agency status in connection with a coordinated review under SEQRA and that the proposed project be listed a Type 1 Action.**

**The Planning Board hereby further recommends that the Town Board direct that notices to all involved/interested agencies requesting their consent to designation of the Town Board as lead agency for SEQRA review of the project. The following involved and interested agencies under SEQRA have been identified:**

- **NYS Department of Environmental Conservation**
- **NYS Office of Parks, Recreation & Historic Preservation**
- **NYS Department of Agriculture and Markets**
- **Rensselaer County Health Department**
- **Rensselaer County Economic Development and Planning**
- **East Greenbush Fire District**
- **Town of East Greenbush Planning Board**
- **Town of Schodack Department of Planning and Zoning**

**Seconded by Kurt Bergmann & roll called as follows:**

**M. Mastin-YES; R. Viola-YES; K. Bergmann- YES; C. Horne-YES; D. Panton-YES;  
J. Conway-ABSENT; R. Jucha-YES.**

**MOTION CARRIED BY A 6-0 VOTE**

**NEW ZBA REPORTS:**

NONE

**NEW ZBA REFERRALS:**

ZBA Appeal #2023-09-West-25 Stirrup Drive- 2 Area Variances-Shed-assigned to Chris Horne-Report due September 13, 2023

ZBA Appeal #2023-10-Lukowski-12 Redwood Court - Area Variance-Inground Pool-Assigned to Don Panton-Report due September 13, 2023

**REVIEW AND APPROVAL OF MEETING MINUTES:**

Motion by Chairman Mastin to approve the August 9, 2023 meeting minutes. Seconded by Bob Jucha. Motion carried by a 4-0-2 vote. Ralph Viola & Kurt Bergmann abstained.

**CLOSING:**

There being no further business before the Board, the meeting was closed by Chairman Mastin. Seconded by Don Panton. Motion carried by a 6-0 vote.

Respectfully Submitted

*Alison Lovely*

Alison Lovely, Planning Secretary