

PLANNING BOARD

Town of Kirkwood
70 Crescent Drive
Kirkwood, NY 13795

November 12, 2024

Meeting Minutes

Present: Adisen Harden, Member
Jason Maxian, Member
Mike Maciak, Member
Dan Wasson, Member
Gordie Woolbaugh, Chairperson

Gina Middleton, Attorney
Chad Moran, Building & Code Enforcement
Officer

Chairman Woolbaugh called the meeting to order at 7:00 PM.

APPROVAL OF MINUTES:

Minutes from the October 16, 2024 meeting were approved as submitted.

SITE PLAN REVIEW – STANLEY HOLLOW CREEK, LLC – A SUBSIDIARY OF BLUEWAVE SOLAR

Mr. Steve Wilson from Bohler explained after last month's meeting he met with Chief Skinner and his crew from the Five Mile Point Fire Company. Their comments are reflected in the site plan document, which include a 20 ft. clear area around the fence so they can access it with a 4-wheel drive vehicle if needed.

Mr. Wilson explained they updated the Operations & Maintenance plan, which includes fire safety protocols and soil testing protocols. The fire safety protocols were reviewed by Chief Skinner and he is good with everything. Once the project is built but prior to energizing BlueWave will be on site with the fire company to go through all the protocols, the equipment, access, and safety protocols. They have included a soil testing protocol. Testing will be done prior to construction, then once a year for the next 4 years, then after the first five-year term once every five years for the life of the project.

Mr. Wilson reviewed with the board the photo simulations, which are included in the file. The different views that were shown were from different areas along Colesville Road. They will install a 3-foot berm with an 8-foot screen and a row of coniferous trees along the front of that, in the 6 to 7-foot range at the planting stage. The photos showed what the project would look like at year 1, year 5, and year 10. In years 7-10, the project will be fully screened. Early on the vegetation does start to break off that field and starts to hide the panels.

A question was asked if the deer would eat the trees and Mr. Wilson explained deer normally don't eat conifer trees, they eat arborvitae.

Dan Wasson asked how tall is the berm and Mr. Wilson explained it will be 3 feet with the screen on top of that, the top of the screen will be 11 feet above the existing grade.

Mr. Seman-Graves explained at the last meeting the Board asked us to get creative. They did go to the County but haven't hear back. They looked at using farm equipment as a visual shield, it isn't cheap and there is maintenance of the equipment that would go along with that. They are making a reasonable attempt to screen it. Another idea was establishing an escrow account, not for them to utilize but for homeowners to use on their property for screening issues. Ms. Middleton commented there is no reason an escrow couldn't be done, just have to figure out how it could be done.

Mr. Seman-Graves explained he was incorrect regarding the access road that was discussed at the last meeting, it is part of their O&M plan so if there is 12 inches of snow in a 24-hour period they will maintain that road for the neighbor's access as well as their access.

Dan Wasson asked if the privacy fence will have fabric through it and Mr. Wilson explained it will be the type of screening that you see at construction sites. There are no wind issues, wind passes right through it. The screening is there for the first few years, once the vegetation takes over you won't see the screening. Chairman Woolbaugh asked what the life expectancy of that screening is and Mr. Seman-Graves explained they will have to repair and replace and they would maintain it throughout the life of the project.

Ms. Middleton noted for the record that written material has been received from Ms. Everitt, a letter was received from Scott Baker, Broome County Legislator, which Ms. Middleton read and is included in the file. There was a question regarding a petition that was submitted and that is also included in the file.

Chairman Woolbaugh read an email from John Mastronardi into the record and is included in the file. Mr. Seman-Graves and Mr. Wilson will address John Mastronardi's concerns.

Chairman Woolbaugh reviewed the corrections that needed to be made to Part 1 of the Full EAF with the applicant. A corrected copy will be provided by the applicant and will be included in the file when received.

Ms. Middleton explained they will need to contact John Mastronardi regarding his comments on the SWPPP from the October 16, 2024 meeting.

The board will meet again on December 9, 2024 and will review Part 2 & 3 of the Full EAF.

Motion by Adisen Harden and seconded by Mike Maciak to adjourn the meeting. The meeting was adjourned at 7:41 pm.

Respectfully Submitted,

Mary Kay Sullivan
Secretary, Kirkwood Planning Board

cc: Planning Board Members
Kelley Diffendorf
John Finch, Jr.
Chad Moran

Bob McKertich
Gina Middleton
Katie Legg
Scott Snyder