

Planning Board

TOWN OF BRUNSWICK
336 Town Office Road
Troy, New York 12180

MINUTES OF THE PLANNING BOARD MEETING HELD APRIL 15, 2021

PRESENT were LINDA STANCLIFFE, ACTING CHAIRPERSON, J. EMIL KRIEGER, DAVID TARBOX, and KEVIN MAINELLO.

ABSENT were RUSSELL OSTER, CHAIRMAN, DONALD HENDERSON, and ANDREW PETERSEN.

ALSO PRESENT were CHARLES GOLDEN, Brunswick Building Department and WAYNE BONESTEEL, P.E.

Acting Chairperson Stancliffe reviewed the agenda for the meeting, as posted on the Town sign board and Town website. The draft minutes of the April 1, 2021 meeting were reviewed. Upon motion of Member Mainello, seconded by Member Kreiger, the draft minutes of the April 1, 2021 meeting were unanimously approved without amendment.

The first item of business on the agenda was a special use permit and site plan application submitted by Tamarac Solar, LLC for property located at 126 Brick Church Road. Gillian Black, Director of Project Development for Eden Renewables, was present to review the project. Mr. Black addressed the comments received at the joint public hearing with the Planning Board and Zoning Board on April 1. The first comment was from the owner of the property directly in front of the project site who was concerned that the area variance requested by Tamarac Solar, which would allow the solar project to be located closer to the property line, would make the project closer to his property than he would like. Mr. Black stated that he had clarified the location of the

project, which was not actually along the neighbor's property line, and that this comment was addressed at the public hearing. The second comment was from a property owner on Windfield Lane, who stated that he could see the project site from his property and was concerned about the overall visual impact and glare. Mr. Black reported that he met with the property owner on his property to discuss these issues and upon further review, the owner could not see the fields where the project will be built from his property. Mr. Black stated that Eden Renewables had mailed a letter to the Planning Board on April 7 responding to these comments from the public hearing and that this letter also concluded that glare would not be an issue as the glare seen was from the Borrego Solar project and the Tamarac Solar project will be located south of that project. Member Tarbox stated that a property owner on Bulson Road with whom he had recently spoken also raised an issue with glare from the project site and that Member Tarbox had witnessed glare from Borrego's project on this person's property previously. Mr. Black stated that Tamarac Solar's panels will be on a tracker system, meaning that they move with the Sun to absorb the maximum amount of sunlight possible, which will eliminate any possible glare. Specifically, the panels are on an automatic tilt, moving slowly throughout the day, with prime production between 12:00-4:00pm, before beginning to track back to their original position around 6:00-7:00pm. Mr. Black also stated that Bulson Road had been on the project's visual analysis submitted to the Planning Board, but Member Tarbox stated that the property in question is further up Bulson Road. Mr. Black said that Eden Renewables would do visual analysis of the project site from further up on Bulson Road. Mr. Black then requested a SEQRA determination on the project. Attorney Gilchrist discussed the procedure for reviewing SEQRA and making a determination with Mr. Black and the Planning Board members. Mr. Bonesteel stated that he had reviewed Part 2 of the project's Environmental Assessment Form and had noted four items that require discussion concerning

potential impact: land, surface water, agricultural resources, and aesthetics. Mr. Bonesteel also noted that the project's visual impact will require some discussion, as the visual assessment analysis concludes there is no visual impact to scenic resources, but the project is next to an existing solar field, and the Planning Board will need to discuss the magnitude of this impact. Mr. Bonesteel also stated that all impacts he cited may be of small to no impact, but further discussion on Part 2 of the EAF is required. Member Mainello stated that the first comment made at the public hearing had been addressed and the second comment had been resolved also, but that the glare issued raised by Member Tarbox should be addressed before any action is taken. The Planning Board then further discussed the procedure and timeline for Planning Board and Zoning Board of Appeals determinations. The Planning Board requested that the applicant address the glare issue on Bulson Road, specifically in proximity to Tambul Lane, where the property raising the glare issue is located. This matter is placed on the May 6 agenda for further deliberation.

The second item of business on the agenda was a major subdivision application submitted by Jim Cillis for property located off Cole Lane. The owner of the property is Jim Cillis. This matter was tabled prior to the Planning Board meeting and is placed on the May 6 agenda for further deliberation.

The third item of business on the agenda was a site plan application submitted by David Leon for property located at 660 Hoosick Road. The proposed project is building two fast food restaurants with drive-thrus and a grocery store. Jamie Easton, P.E., was present to review the project and stated that there were no changes to the application since the project was last in front of the Planning Board. Attorney Gilchrist reviewed draft conditions for consideration on the project that he and Mr. Bonesteel had written based on the review of the record. Mr. Easton generally discussed the draft conditions with the Planning Board members and Mr. Bonesteel. Mr.

Easton asked whether the submission of the project's permit from the US Army Corps of Engineers and Rensselaer County Department of Health is usually required for projects like this, and Mr. Golden said they were. Member Mainello said that Hillcrest Avenue traffic will now have access through the project site for access to Hoosick Road, and asked if there should be any signage within the project site for safety reasons. Mr. Bonesteel said that there will be signs placed within the project site for safe traffic flow. Mr. Easton asked if the Town would require a TP-584 form and property description of the land being dedicated to the Town. Attorney Gilchrist confirmed that they would be required, as well as all required Town dedication items. This matter is tentatively placed on the May 6 agenda for further deliberation.

The index for the April 15, 2021 meeting is as follows:

1. Tamarac Solar, LLC – special use permit and site plan (May 6, 2021).
2. Cillis – major subdivision (May 6, 2021).
3. Leon – site plan and minor subdivision (May 6, 2021).

The proposed agenda for the May 6, 2021 meeting currently is as follows:

1. Tamarac Solar, LLC – special use permit and site plan.
2. Leon – site plan and minor subdivision (tentative).
3. Cillis – major subdivision.