

PLANNING BOARD

**Town of Kirkwood
70 Crescent Drive
Kirkwood, NY 13795**

**January 8, 2025
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

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

APPROVAL OF MINUTES:

Minutes from the December 9, 2024 meeting were approved as submitted. All voted in favor.

SITE PLAN REVIEW (CONTINUED) – STANLEY HOLLOW CREEK, LLC – A SUBSIDIARY OF BLUEWAVE SOLAR:

Ms. Middleton explained the Escrow Agreement. There is a list of properties that may be impacted, ones that would have it in visual sight. Those properties have improvements to them, i.e., houses, and the ones that were not vacant were included. It will allow anyone that owns one of those specific properties to apply for money that would allow them to fund visual impact projects. There are conditions and an application process contained in the Escrow agreement and will be available to the public and once the construction is completed, if approved, then you would be able to apply within a one-year period. There is a maximum of \$6000 plus a \$500 administrative fee per property.

Mr. Seman-Graves explained how they came up with the properties; originally there were twelve properties. In the end there are five properties. Some were removed because they were owned by the applicant and were vacant. Others were removed because of the topography, existing trees and where the house was on the property. The list of properties, Exhibit A, is included in the Escrow Agreement. The board members all agreed they were comfortable with the final list of properties.

Ms. Middleton explained that SEQR was done at the last meeting and at this point we are just looking at finalizing and making a determination on the site plan. Some of the things that would be included as requirements in the Escrow Agreement, which will need Town Board approval as the final approval are provide additional training to the fire department on a bi-annual basis as requested and 4 PV Stop Solar panel fire extinguishers will be provided directly to the fire company.

Dan Wasson asked if there would be a Knox box so the fire department would have access if needed and Mr. Seman-Graves stated yes.

Ms. Middleton read the resolution into the record and is included in the file.

Motion by Mike Maciak and seconded by Adisen Harden to issue a site plan approval for the Stanley Hollow Creek Solar, contingent upon Town Board accepting the Escrow Agreement.

January 8, 2025 Planning Board Meeting

Roll Call Vote:	Adisen Harden	Yes
	Jason Maxian	Yes
	Mike Maciak	Yes
	Dan Wasson	Yes
	Chairman Woolbaugh	Yes

Motion Carried.

NEW MEMBER:

Chairman Woolbaugh welcomed new Ad Hoc Member David Pasquale.

Motion by Dan Wasson and seconded by Jason Maxian to adjourn the meeting. The meeting was adjourned at 7:21 pm.

Respectfully Submitted,

Mary Kay Sullivan
Secretary, Kirkwood Planning Board

cc:	Planning Board Members	Bob McKertich
	Kelley Diffendorf	Gina Middleton
	Poe Williams	Katie Legg
	Chad Moran	Scott Snyder