

MINUTES OF THE TOWN OF FORT EDWARD PLANNING BOARD MEETING HELD ON WEDNESDAY, FEBRUARY 14, 2024 AT TOWN HALL COMMENCING AT 7:00 P.M.

Acting Chair Valerie Ingersoll called the meeting to order at 7:04pm

Pledge of Allegiance

PRESENT: Valerie Ingersoll
Max Fruchter
Joe McMurray
Dolores Cogan

ABSENT: Donald Sanders, Jr.
Mark Belden
Zachary Middleton

OTHERS PRESENT: Mitch Quine, Evan Callahan, Town Engineer Chris Koenig and Town Planning Board Clerk Aimee Mahoney

APPROVAL OF MINUTES: MOTION by Max Fruchter, Seconded by Dolores Cogan to approve the minutes of the meeting of January 24, 2024 **ALL AYES**

BUSINESS:

**Dolan Solar
Site Plan Review**

Evan Callahan: We should have responses to Chris's memo Thursday or Friday; we have added 2 types of planting modules.

Mitch Quine showed the Board the additional planting near the residence on Patterson Rd. and County Rte. 46.

Chris Koenig: Who will be maintaining the 90' gap area?

Mitch Quine: The landowner.

Chris Koenig: More detail is needed on the east side of Woodard Rd. shown as "Supplemental Planting Area". I would suggest preserving a 50' wide buffer off the edge of the row and on the north side.

Mitch Quine: We will submit revised site plans showing a minimum 50' wide buffer off the edge of the row and a 20' wide buffer on the north side.

Chris Koenig: Are you planning to connect the existing vegetation to the proposed screening so it doesn't just stop at the corner?

Mitch Quine: We will extend it so that it lines up.

Chris Koenig: The project site contains a DEC regulated wetland.

Mitch Quine: Yes, Jed Hayden is aware and we are still waiting to see if we need a permit from DEC.

Chris Koenig: There are many locations where the roadway will be on slopes greater than 10% that will require grading.

Mitch Quine: We may have to extend the bridge.

Chris Koenig: You have to show that a truck can get in there.

Mitch Quine: As far as grading, we tried to follow the same plan as we did for the Somers Project.

Chris Koenig: Clear cutting with slopes 20% or more is concerning due to erosion and you can't flatten the slope due to the stream.

Mitch Quine: Yes, we may find that we have to pull some racks out.

Chris Koenig: More detail is needed on that before and during construction.

Evan Callahan: We received our SHPO no effect letter in January and we received Fire Dept. approval today.

Max Fruchter: Will you be drilling or pounding the posts?

Mitch Quine: A combination but mostly pounded posts, also we will be crossing Woodard Rd. underground not overhead.

Chris Koenig: Finish SWPPP

Chris Koenig: Who is Granada Solar, LLC?

Mitch Quine: Granada Solar is the intermediate parent to the project; we are working to transfer assignment of land control documents from Granada to Dolan.

Chris Koenig: The agreement with Joel McDonald was notarized prior to the date of the agreement.

Mitch Quine: Joel's notary date was an error on his Attorney's part.

Chris Koenig: What easement or permit is needed to cross the National Grid parcel with the access rd. and what is the status?

Mitch Quine: A license agreement with National Grid is required. We have started the process but will not obtain it until closer to construction.

Chris Koenig: Why is the staging area 50' off the access rd.?

Mitch Quine: We are changing to 2 smaller staging areas that will be closer with 1 trailer. We also need to show access to them as well as add a turn around.

Chris Koenig: Are you planning on construction the same time as Somers?

Mitch Quine: Most likely, yes.

Chris Koenig: How many workers would that be total?

Mitch Quine: 200 between the 2 projects and we source from the local union.

Mitch Quine: NYSERDA will re-announce awards in April.

Evan Callahan: We are planning 7'-8' tall Ag. Fence around the arrays and chain link around the inverters.

Mitch Quine: We will adjust the Decommissioning Schedule to run for the length of the land lease as well as show the full amount at the start.

Chris Koenig: Land surveying?

Mitch Quine: We have survey boundaries and will incorporate.

Chris Koenig: 100' buffer around the wetlands?

Mitch Quine: We can't with the bridge.

Chris Koenig: Could you come in off Woodard Rd.?

Mitch Quine: It's not delineated but we may have to consider it if Jed Hayden says that a permit is not likely.

ADJOURNMENT:

MOTION by Max Fruchter, Seconded by Joe McMurray to adjourn the meeting at 8:19pm **ALL AYES**

Dated: March 6, 2024

Aimee Mahoney, Clerk