

**MINUTES OF THE TOWN OF FORT EDWARD PLANNING BOARD MEETING
HELD ON WEDNESDAY, MARCH 22, 2023 AT TOWN HALL COMMENCING AT
7:00PM**

Chairman Belden called the meeting to order at 7:00pm

Pledge of Allegiance

PRESENT: Chairman Mark Belden
Valerie Ingersoll
Donald Sanders, Jr.
Joseph McMurray
Zachary Middleton
Dolores Cogan

ABSENT: Max Fruchter

OTHERS PRESENT: Russ Howard, Tom Williams, Brian Hafner, Jason Dell, Paul Kruger, Frank McCleneghen, Town Engineer Chris Koenig and Town Planning Board Clerk Aimee Mahoney

APPROVAL OF MINUTES: MOTION by Dolores Cogan, Seconded by Zachary Middleton to approve the minutes of the meeting of March 8, 2023 **ALL AYES**

BUSINESS:

**Public Hearing
Thomas Williams
248 Williams Rd.
Boundary Line Adjustment
7:05pm**

Chairman Belden opened the public hearing at 7:05pm

The following notice was published in the Post Star on March 15, 2023:

PLEASE TAKE NOTICE, the Town of Fort Edward Planning Board will hold a public hearing on Wednesday, March 22, 2023 at Town Hall, 118 Broadway Fort Edward, NY 12828 at 7:05pm to hear comments regarding the Boundary Line Adjustment application of Thomas Williams located at 248 Williams Rd. in the Town of Fort Edward. The original parcel is 9.42 acres and the proposal is to convey 3.35 acres to the adjoining parcel of the same owner making the original parcel 6.07 acres in size. At the public hearing anyone who wishes to comment will be heard.

PUBLIC COMMENT: None

MOTION by Valerie Ingersoll, Seconded by Donald Sanders, Jr. to close the public hearing at 7:07pm

MOTION by Joseph McMurray, Seconded by Valerie Ingersoll to approve the boundary line adjustment contingent on payment of fees **ALL AYES**

Thomas Lopez
174 N. River Rd.
Boundary Line Adjustment
Presenter: Russ Howard

Russ Howard: Thomas and Marika Lopez have a 22.87 acre parcel and about 4 years ago they subdivided and sold 5 acres to the adjoining landowner Jason Black and now Mr. Black would like to add 5 more acres to that parcel. They have an agreement for purchase as soon as the boundary line adjustment is complete.

Chris Koenig:

- The Board will need an agreement between the 2 parties; a draft deed would suffice if that is done.
- Type II Action for SEQR
- No County Referral needed
- No Ag Data Statement needed

MOTION by Zachary Middleton, Seconded by Donald Sanders, Jr. to declare the project a Type II Action for SEQR and set a public hearing for April 12, 2023 at 7:05pm **ALL AYES**

Active Solar Development, LLC
142 Blodgett Rd.
Property Owner: Jared Wood
Presenters: Paul Kruger, Frank McCleneghen, Jason Dell

Jason Dell (Lansing Engineering): The proposed project is a 15 MW solar array that will be constructed in 3 phases of 5 MW's each. It will have fixed tilt panels placed throughout the property. Access will be provided by a new access road located to the south of the existing National Grid access road that enters from Blodgett Rd. Each section will be surrounded by a 7' chain link fence. The panels are set back approximately 577' from Blodgett Rd. and 194' from residential properties so visibility should not be an issue. A basic SWPPP as well as more detailed engineering plans will be provided as we move forward.

Frank McCleneghen: The panels are up on the plateau of the property so that neighbors cannot see it and the transformers will go back toward the middle of the site.

BOARD:

Joseph McMurray: What percentage of the lot is covered with panels?

Jason Dell: 47% inside of the fence but I will have the total lot coverage at the next meeting.

Chris Koenig: The figure includes the array envelope, panels and spacing.

Dolores Cogan: Will the traffic for maintenance be coming in off Blodgett or Duer Rd.?

Frank McCleneghen: They will be using Blodgett Rd.

Donald Sanders, Jr.: Is the 108 acres including the part in Greenwich?

Jason Dell: I will find out.

Valerie Ingersoll: Are you putting in your own road because National Grid will not share their existing road?

Frank McCleneghen: Yes, that is correct.

Valerie Ingersoll: The house on the parcel is not shown on the map and do we need approval from Greenwich?

Chris Koenig: No, it does not appear to span the boundary.

Zachary Middleton: What are the setbacks on the National Grid easement?

Jason Dell: It goes right to it.

Chris Koenig: The National Grid line normally has its own tax map number.

Jason Dell: I will confirm that.

Dolores Cogan: Will there be room under the panels for any type of vegetation or livestock?

Frank McCleneghen: No livestock, we will be putting a pollinator mix under them.

Donald Sanders, Jr.: Have wetland studies been done?

Jason Dell: The Army Corp. doesn't see solar panels themselves as a disturbance to federally regulated wetlands.

Chairman Belden: We will need to have a decommissioning plan; also how many years are you anticipating?

Frank McCleneghen: 25 years with three 5 year extensions.

Chairman Belden: What is the panel life?

Frank McCleneghen: 40 years, bi facial panels also have a 25 year production guarantee.

Zachary Middleton: The power line is a separate tax map number.

Chairman Belden: Should we look into getting an outside inspector when these solar projects come to fruition seeing as our building inspector is part time?

Chris Koenig: Not unless there is something specific that is concerning.

The following will be needed:

- **Wetland Delineation Report**
- **Property Boundary Survey**
- **Drainage Patterns**
- **Easement across National Grid parcel**
- **Visual showing the elevation profile for the 2 residences nearby**

Chairman Belden: You can go directly to the Town Engineer with questions; you do not have to wait for the next meeting.

Chris Koenig: Is the point of interconnection on Blodgett Rd.?

Frank McCleneghen: We are connecting to a sub transmission line.

Chris Koenig: We will refer this to the County toward the end and will need a list of involved agencies for the SEQR coordinated review process.

Zachary Middleton: Do you have a timeline?

Frank McCleneghen: Yes, construction beginning of 2024.

ADJOURNMENT:

MOTION by Donald Sanders, Jr, Seconded by Zachary Middleton to adjourn the meeting at 8:12pm **ALL AYES**

Dated: March 23, 2023

Aimee Mahoney, Clerk