

MINUTES OF THE TOWN OF FORT EDWARD TOWN BOARD REGULAR MEETING HELD ON MONDAY, MARCH 8, 2021 VIA ZOOM COMMENCING AT 7:00PM

Supervisor Losaw called the meeting to order at 7:00pm

PRESENT: Supervisor Losaw
Councilman Middleton
Councilman Fisher
Councilwoman Mullen

ABSENT: Councilman Mercier

OTHERS PRESENT: Brian Brockway, Evan Lawrence, Katie DeGroot, Elizabeth O’Leary, Steve Davie, Matt Karlitz, Matt Tripoli, Gregory Samilo and Town Clerk Aimee Mahoney

APPROVAL OF MINUTES:

MOTION by Councilman Fisher, Seconded by Councilman Middleton to approve the minutes of the regular meeting of 2/8/2021 **ALL AYES**

APPROVAL OF REPORTS: MOTION by Councilman Middleton, Seconded by Councilwoman Mullen to approve the following reports: Town Clerk Monthly, Town Justice, Building Inspector and Highway as submitted **ALL AYES**

APPROVAL OF BILLS: MOTION by Councilman Fisher, Seconded by Councilwoman Mullen to approve Abstract #3 in the amount of \$92,618.64 **ALL AYES**

ABSTRACT #3

GENERAL A: 9738-9743, 9757-9785	\$38,302.12
GENERAL B: 9786	\$ 114.82
HIGHWAY: 9787-9803	\$24,124.70
MUNICIPAL: 9744-9745, 9804-9807	\$ 3,135.83
SPECIAL LIGHTING: 9746-9748,9753-9755	\$ 3,899.19
SPECIAL WATER: 9749-9750, 9756, 9808-9811	\$ 6,245.46
SPECIAL WATER 2: 9751-9752, 9812	\$16,796.52

TOTAL: \$92,618.64

RESOLUTIONS:

FORT EDWARD TOWN BOARD

**RESOLUTION SCHEDULING PUBLIC HEARING ON
PROPOSED LOCAL LAW NO. 2 OF 2021 AND
AMENDMENT OF FEE SCHEDULE ADDING
APPLICATION FEES FOR SOLAR ENERGY FACILITIES**

RESOLUTION NO.: 12
INTRODUCED BY: COUNCILMAN MIDDLETON
WHO MOVED ITS ADOPTION
SECONDED BY: COUNCILWOMAN MULLEN

WHEREAS, the Town Board wishes to impose application fees for proposed solar energy facilities; and

WHEREAS, the Town Board has prepared a proposed Local Law amending the Town Zoning Law to provide for these fees; and

WHEREAS, New York Municipal Home Rule Law requires a Public Hearing to be held prior to adoption of a Local Law, and

WHEREAS, the proposed Local Law provides that the application fees shall be in the amount adopted by the Town Board pursuant to Town Code Section 50-1 and listed on the Town's Fee Schedule; and

WHEREAS, Town Code Section 50-1 provides that the Town Board may review the Fee Schedule at any time it deems necessary and propose revisions or amendments to it but that no proposed revisions or amendments shall be implemented unless the Board first holds a Public Hearing on them;

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN BOARD OF THE TOWN OF FORT EDWARD, WASHINGTON COUNTY, NEW YORK, AS FOLLOWS:

1. The Town Board shall hold a Public Hearing on April 12, 2021, beginning at 6:55 p.m. via ZOOM, concerning proposed Local Law No. 2 of 2021 to hear all interested persons,

and at that time may take any other actions authorized by law concerning proposed Local Law No. 2 of 2021.

2. The Town Board shall hold a Public Hearing on April 12, 2021, beginning at 6:55 p.m. via ZOOM, concerning amendment of the Fee Schedule adding fees for solar energy facility applications submitted pursuant to Article IXA – Solar Energy Collectors – of Town Code Chapter 108 – Zoning to hear all interested persons, and at that time may take any other actions authorized by law concerning the proposed amendment of the Fee Schedule.

3. The Town Clerk is hereby authorized and directed to publish and post legal notices of the Public Hearings on proposed Local Law No. 2 of 2021 and amendment of the Fee Schedule in the manner provided by law, and shall make a copy of the proposed Local Law and Fee Schedule amendments available for public inspection in the Town Clerk’s office following the adoption of this Resolution and until the Public Hearings are closed.

4. The Public Hearings may be conducted via Zoom or other virtual meeting platform and availability of the documents for public inspection in the Town Clerk’s shall be subject to any restrictions imposed to reduce the spread of the COVID-19 virus.

DATED: March 8, 2021

AYES: 4

NAYS: 0

ABSENT: 1

RESOLUTION NUMBER 13 OF 2021

MOTION BY COUNCILMAN MIDDLETON

SECONDED BY COUNCILWOMAN MULLEN

WHEREAS, The Town of Fort Edward requires managed services and anti-virus protection on 6 workstations and the server for back up purposes.

NOW THEREFORE BE IT RESOLVED, The Town Board of the Town of Fort Edward wishes to hire ADKtechs to perform maintenance and management of all work stations as well as the server at a total of \$500.00/month as well as installation of a new server at a price not to exceed \$9,000.00 to ensure the system will be operational, available and secure.

DATED: March 8, 2021

VOTE: Councilman Middleton – AYE
Councilman Fisher – AYE
Councilman Mercier – ABSENT
Councilwoman Mullen – AYE
Supervisor Losaw – AYE

Councilman Middleton: I am looking to get Board approval to order 20 holiday pole wraps and bows to replace the decorations lost in the fire at a price of approximately \$200.00/pole. Also, any word on when we can open the building or put an outside entrance at the window?

Supervisor Losaw: I will look into that, I am hoping it won't be too much longer.

BUSINESS:

CS Energy Solar Presentation

Gregory Samilo: We are here to talk about projects in the Town that we have been working on for a couple years. CS Energy is a leading integrated solar company and we build and engineer solar projects for other third parties. We have developed about 1 GW of projects across the United States. We have been active in New York State given the pretty lofty goals for clean energy within the state. We have built about 120MW of projects with another 100MW under active development in New York State and an additional 200MW of early stage pipeline. More importantly we have constructed the first 7 of the 2017 NYSERDA projects in the state. 2 of these projects are fully permitted and under construction in the Town of Easton. We have also opened up an office in Albany with over 30 employees to date. In 2015 the State transitioned to the Clean Energy Standard and wanted to have 50% of electricity generated by renewable energy by 2030 and about a year and a half ago that percentage increased to 70%. Part of that goal is having NYSERDA who is appointed by the state to solicit for projects to be built and sell their energy to NYSERDA in generating these renewable energy certificates or credits. There are 3

categories of solar projects in the state which are residential, community and wholesale. Residential being the projects that are installed on the roofs of houses, Community being the ones where people can't install solar on their roof so they are able to subscribe to a project as long as it's connected to the same distribution system that they are on; the project then generates bill credits that those users can get to reduce their electric bills. Third are the Wholesale projects which are larger projects that are generating electric energy and exporting it onto the higher voltage electric lines that you see going through the highways as you drive around the area. These are the types of projects that we have started to develop through the Town, larger projects that are selling power at the wholesale level. In the fall and winter of last year NYSERDA had their most recent RFP. 3 projects were picked in the Capital Region and awarded contracts and those projects were Dolan Solar, Hawthorn Solar and Somers Solar. They are all CS Energy projects with 2 of them being in Washington County.

Matt Tripoli: We are still in the early stages of development. There is a big power line that runs north south through the Town of Fort Edward which is the reason that we came to the area. It's a National Grid transmission line where we can connect. When we initially came to Town we were looking for a place along the powerline and were informed of the Important Bird Habitat just south of the Village and as a result focused our siting efforts south of that. In 2018 and 2019 we started working on our Dolan Solar project, we are working with about 5 landowners south of Cary Rd. We had so much interest from the residents in the neighborhood that we actually expanded what we were looking at and we have an earlier stage project called Somers Solar which is south of Patterson Rd. that we are working on. That project is several months behind Dolan Solar but we should be able to bring it before the Planning Board before too long as well.

Councilman Middleton: Have you looked at the old landfill property that the Town owns off Patterson Rd. could that be work for solar?

Matt Tripoli: I was looking at that recently and I noticed GE's name on the property so I was going to question you on that but I think we could talk about leasing some property there. We have done more landfill solar developments than any company in the country. I would definitely like to talk about that further and we can follow up with Lester after the meeting. We go through quite a process to develop these projects; the utility interconnection phase is the lengthiest part of the process to work through. We are currently in the midst of that; receiving the NYSERDA awards is really critical to move forward. We are going to be going forward with all of our environmental and field studies when the weather breaks later this spring. We are hoping to have Dolan in front of the planning board this summer. I believe a few years ago the Town of Fort Edward passed an ordinance that outlines the conditions for approval of solar projects. We have reviewed that and talked to the planning board a few times over the past couple years about the guidelines and the rules. If everything goes as planned then the Dolan project could start construction early next year or late this year. We think of these projects as operating for 30 years. Solar projects are pretty low key as far as they don't make noise or pollution. The Town's regulation does have a requirement for us to post a decommissioning bond which is a pretty common process. It is very common for solar projects across New York State to enter into PILOT agreements. We haven't been able to advance a solar project to construction without a PILOT agreement in place. In the Town of Easton they had opted out of the property tax law that allows for renewable energy PILOT agreements (RPTL-487) back in 2017. We worked with

them to help educate them about our project and the PILOT agreements, the appraisals and assessments of solar projects and they went through a public hearing process where they opted back into RPTL-487, approved a PILOT agreement with us which we call a host community agreement where we provide some additional economic benefit to the Town of Easton and we were able to move the project forward to construction. So far everybody is very happy with what happened down there and we would love to bring a proposal forward to the Town of Fort Edward to proceed in the same manner.

Supervisor Losaw: Once we can open up we can have a meeting for the residents to participate in.

Matt Tripoli: That has worked very well for us in other communities.

Supervisor Losaw: Thank you for coming

OTHER BUSINESS:

Supervisor Losaw:

- I talked with John Brodt from GE and they are closing off the front gate and building a new gate off Park Ave. They are also petitioning DOT to remove the traffic light.
- I received correspondence from the Champlain Canalway Workgroup if anyone is interested.
- I am working on the Public Employer Health Emergency Plan (per Cuomo) and I should have it ready for review at our next meeting.

Brian Brockway: I received 3 quotes for the new water truck:

- 1) Robert Green – Dodge \$36,523.00
- 2) Chevy - \$39,367.00
- 3) Dodge - \$37,817.00

I would like to get the Board's approval for the Dodge from Robert Green.

MOTION by Councilwoman Mullen, Seconded by Councilman Middleton to order the Dodge 1 ton single wheel truck for a price of \$36,523.00 **ALL AYES**

Brian Brockway: The heat went out at the garage during the high winds and I met with CT Male and C&L to see who is paying for it.

Supervisor Losaw: When I spoke with them they said they will do the design but feel that we owe the money, I need to have further discussion with them.

Brian Brockway: Talk with the Town Attorney on it, we should not have to pay because it doesn't work right.

Supervisor Losaw: The Town should be getting stimulus money, I am not sure of the amount but we should start talking about what to use it for.

ADJOURNMENT:

MOTION by Councilman Middleton, Seconded by Councilman Fisher to adjourn the meeting at 7:43pm **ALL AYES**

Dated: March 15, 2021

Aimee Mahoney, Town Clerk