

MINUTES OF THE TOWN OF FORT EDWARD PLANNING BOARD PUBLIC HEARING & REGULAR MEETING HELD ON WEDNESDAY, MAY 12, 2021 VIA GOOGLE MEET COMMENCING AT 7:00 P.M.

Chairman Belden called the meeting to order at 7:06pm

Pledge of Allegiance

PRESENT: Chairman Belden
Valerie Ingersoll
Max Fruchter
Donald Sanders, Jr.
Zachary Middleton

ABSENT: Joe McMurray
Frank Wells

OTHERS PRESENT: Matt Steves, Larry Clute, Andrea DeBarnidas, Lauren Rodriguez, Christopher Koenig and Planning Board Clerk Aimee Mahoney

Chairman Belden opened the public hearing at 7:10pm

The following notice was published in The Post Star on May 5, 2021:

PLEASE TAKE NOTICE, the Town of Fort Edward Planning Board will hold a public hearing on Wednesday, May 12, 2021 via Google meet at 7:05pm to hear comments regarding the Site Plan application submitted by AC Power 9. The application is for a solar photovoltaic energy generation project with a capacity of approximately 5 MW on the former landfill property owned by the Town located at 45 Leavy Hollow Ln. in the Town of Fort Edward, tax map #163.-1-2.

No Public in Attendance

Christopher Koenig: I received an updated Site Plan this morning, is the existing fence a 6' chain link? Also, did you coordinate with the Fire Department for the road width?

Andrea DeBarnidas: Yes, we added barbed wire which makes it 7'; we haven't communicated with the Fire Department yet but I will contact them and set up a site walk.

Lauren Rodriguez: The equipment pad is located inside the gate but yes we can coordinate with the Fire Department for approval.

Christopher Koenig: The panels that were added to the South are on a steep slope.

Lauren Rodriguez: They will be on a leveling pad.

Andrea DeBarnidas: There will be crushed stone under the ballasted system to level it out.

Christopher Koenig: I received the utility plan showing the connection, how do you plan to cross the access road without disturbing the cap?

Lauren Rodriguez: At grade trench or an above ground drivable surface.

Christopher Koenig: Does the Board want to consider a glare analysis for the 4 homes on Leavy Hollow? There is not a screening requirement but the fix tilt system is facing south and I am not sure it can be screened based on the topography.

Chairman Belden: Will you be using anti-glare panels?

Andrea DeBarnidas: Yes, there is an anti-reflective coating on the panels. If anything changes I will let the Board know.

BOARD CONSENSUS: No glare analysis required.

Chairman Belden: When the Fire Department walks the site I would like to go as well.

Andrea DeBarnidas: I just want to make anyone walking the site aware that there is wild parsnip on the property so dress accordingly.

Christopher Koenig: The decommissioning plan is helpful for review; I would recommend having the Town Board and Town Attorney review it as well due to the bond. Also NYSERDA indicates 30,000 MW and yours is 11,000 MW; why is yours so much lower?

Andrea DeBarnidas: Because ours is a ballasted system and that is an estimate for 30 years from now.

Christopher Koenig: I will probably be providing more comments on the decommissioning plan since I just received it this morning.

Chairman Belden: How do you guarantee that the panels will be gone?

Christopher Koenig: The applicant provides surety that the Town won't be stuck with an abandoned system and they will not have to pay to dispose of it. The bond is held by the Town.

MOTION by Zachary Middleton, Seconded by Donald Sanders, Jr. to forward the decommissioning plan to the Town Board for their review **ALL AYES**

Christopher Koenig: How do you plow the site?

Andrea DeBarnidas: That will be as needed; we don't visit the site much in the winter.

Christopher Koenig: The Fire Department may want the road cleared in case of an emergency.

MOTION by Valerie Ingersoll, Seconded by Zachary Middleton to close the public hearing at 7:39pm **ALL AYES**

Max Fruchter: Are there any extraction wells on site?

Zachary Middleton: There are no wells for extraction on site.

Max Fruchter: Will there be a lock box and emergency shut off for the Fire Department?

Andrea DeBarnidas: Yes, that is pretty standard to have an emergency shut off at the gate.

Christopher Koenig: The Ag-Data Statement needs to be sent to the County Planning Department.

Andrea DeBarnidas: We sent the Post Closure Modification Plan to DEC, do you want to review it as well Chris?

Christopher Koenig: Yes, you can send it.

- **Project is on the agenda for the meeting June 9th based on the County Planning Department's review.**

**Williams Farm, LLC
Stevens Lane
Minor Subdivision**

Matt Steves: We received ZBA approval for the road frontage variance on Stevens Lane. We were here before for the senior housing plan and now it has been re-vamped to a subdivision and boundary line adjustment. Lot 1 is 35 acres west of the railroad tracks with road frontage on Sullivan Parkway and end of May St. which is being looked at by a solar company, 6.3 acres was merged with Doty Machine so they could have more green space and Lot 2 is the existing 1.7 acres with residence on Stevens Lane. The lot with the residence on Stevens Lane was in use that way; we did not create the variance. We are proposing no change on Stevens Lane and no physical change as a result of this subdivision.

Christopher Koenig: How does the 1.3 acre piece have frontage?

Matt Steves: That is already conveyed to Sullivan Holdings 2 years ago; it's a fence line and has been conveyed and merged by the County.

Christopher Koenig: Can the depth of the tail be increased to 100' to make it zoning compliant? It's not a must but a suggestion.

Matt Steves: It is part of the dedicated road.

Christopher Koenig: The ½ acre piece is what I am referring to.

Matt Steves: That will be kept with the 30 acres to the west of the railroad tracks; it will never be an independent lot.

BOARD CONSENSUS: It is okay as is

- SEQR will be done after the public hearing

MOTION by Zachary Middleton, Seconded by Valerie Ingersoll to set a public hearing on June 9, 2021 at 7:05pm **ALL AYES**

OTHER BUSINESS:

Chairman Belden: I attended battery storage training and it was fascinating.

ADJOURNMENT:

MOTION by Max Fruchter, Seconded by Donald Sanders, Jr. to adjourn the meeting at 8:07pm **ALL AYES**

DATED: May 21, 2021

Aimee Mahoney, Planning Board Clerk