

**MINUTES OF THE TOWN OF FORT EDWARD PLANNING BOARD MEETING
HELD ON WEDNESDAY, JUNE 9, 2021 AT TOWN HALL COMMENCING AT 7:00
P.M.**

Chairman Belden called the meeting to order at 7:04pm

Pledge of Allegiance

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

ABSENT: Frank Wells

OTHERS PRESENT: Andrea DeBernardis, Matt Steves, Larry Clute and Town Engineer Chris Koenig

APPROVAL OF MINUTES: MOTION by Zachary Middleton, Seconded by Valerie Ingersoll to approve the minutes from the meetings of April 28, 2021 and May 12, 2021 **ALL AYES**

BUSINESS:

**Williams Farm, LLC
Stevens Lane
Public Hearing 7:05pm**

The following notice was published in the Post Star on June 2, 2021:

PLEASE TAKE NOTICE, the Town of Fort Edward Planning Board will hold a public hearing on Wednesday, June 9, 2021 at 7:05pm at Town Hall, 118 Broadway Fort Edward, NY 12828 to hear comments regarding the Minor Subdivision application submitted by Williams Farm Fort Edward, LLC. The purpose of the application is to subdivide into Lot 1 totaling 35 acres west of the railroad tracks and Lot 2 totaling 1.7 acres in the Town of Fort Edward, tax map #163.13-3-1.

Chairman Belden opened the public hearing at 7:07pm

No Public comment

Chris Koenig: No new submissions from the applicant, the County is not reviewing subdivisions however, SEQR needs to be done.

Matt Steves: This is property on the end of Sullivan Parkway and comes in off of Stevens Lane and is bisected by the railroad. The large portion of Lot 1 is to be on the west side of the railroad and then land hooked with this piece that has the 100' of frontage on Sullivan Parkway for

potential future use. The 6.3 acres is going to be merged with lands of Sullivan Parkway Holdings which everyone knows as Doty machine. The subdivision is really breaking out this lot from the house lot that exists at the end of Stevens Lane and as we explained before that is an existing home with an existing driveway and the reason we had to obtain a variance is because when Mr. Williams broke this lot off he owned property at the end of Stevens Lane and so that this lot had road frontage he split Stevens Lane right down the middle and he only ended up with 18' of road frontage but the usage and the access never changed but we did obtain the variance. We are breaking off Lot 1 which will be 30.5 acres to the west of the railroad and then .5 acres on the east side of the railroad with access to Sullivan Parkway, crossing the railroad line and merging with Sullivan Parkway Holdings and then retaining just the house on Stevens Lane. It's really a 2 lot subdivision and a boundary line adjustment.

MOTION by Max Fruchter, Seconded by Zachary Middleton to close the public hearing at 7:14pm **ALL AYES**

Chairman Belden went through the Short Form SEQR with the Board:

MOTION by Zachary Middleton, Seconded by Don Sanders, Jr. to declare the Planning Board lead agency for this action and to declare a negative declaration for SEQR review after reviewing all of the necessary application materials due to no significant adverse environmental impacts as a result of the project **ALL AYES**

MOTION by Max Fruchter, Seconded by Valerie Ingersoll to approve the subdivision contingent of payment of fees **ALL AYES**

AC Power 9, LLC
Solar – Leavy Hollow Lane

Andrea DeBernardis: We signed a lease with the Town on the landfill property back in September I believe and we are planning to develop a 5MW AC system which is about 200 average sized homes per/MW so about 1,000 homes that can be powered from that. We are using a ballasted system which is basically cement blocks that the racking gets set into and sits on top of the landfill and won't disturb the cap at all and we are planning to do community solar.

Joe McMurray: Which means what?

Andrea DeBernardis: Anyone within the Town or within the same utility zone can subscribe for a discount on their monthly rate. If you subscribe to the community solar project you will see savings on your electric bill. You would sign up online with us.

Max Fruchter: Would we still keep National Grid?

Andrea DeBernardis: Yes it's all run through National Grid's utility bill, it used to be 2 separate bills but National Grid is now consolidating it so the savings show up right on the same bill and it makes it a lot simpler. Also the Town requested that we post the bond before we are operational so I don't know if you want to make that a condition of the site plan or the building permit.

Chairman Belden: We talked about it as a Board and we decided that we don't want to be in the middle of the decommissioning plan because that should be between the property owner and the solar company. A lot of planning boards get in the middle of that and I don't think that's our job. I think that's for the landowner who in this case is the Town and the solar company to figure out. We put that back on the Town Board to come up with the decommissioning plan.

Chairman Belden: Should we make the reduced glare panels a contingency? I know you said that is dependent on what you can buy at the time.

Andrea DeBernardis: Most of them are not reflective; there is an extra coating that goes on them.

Max Fruchter: The problem with anything now is that you can't get it.

Chairman Belden: My concern is the big white horse farm on St. James Rd. where the barn sits back from the road. That has the best view of it as far as seeing it reflect. Also, do we have to do SEQR on this?

Chris Koenig: No, it's a Type 2 action because there is a special exemption for solar projects less than 25 acres in size on closed landfills.

Valerie Ingersoll: What fence are they using?

Chairman Belden: The existing fence with the addition of the barbed wire to get to the height they need.

Chris Koenig: Do you anticipate any site plan changes?

Andrea DeBernardis: No, the only thing would be if the manufacturer had to change based on supply but otherwise unless DEC comes back and makes us move something, those would be the only real changes.

Chris Koenig: We would just ask if you have significant changes to the layout to come back to the Board. Minor changes can usually be processed by the Code Enforcement Officer during the building permit process.

MOTION by Zachary Middleton, Seconded by Don Sanders, Jr. to approve the site plan for AC Power 9, LLC contingent on payment of fees **ALL AYES**

OTHER BUSINESS:

- Ask Town Board to waive training requirement for 2020
- Get a list from the Washington County Planning Dept. as to what they want referred to them from now on.

ADJOURNMENT:

MOTION by Max Fruchter, Seconded by Zachary Middleton to adjourn the meeting at 8:03pm

ALL AYES

Dated: June 10, 2021

Aimee Mahoney, Clerk