

**MINUTES OF THE TOWN OF FORT EDWARD PLANNING BOARD MEETING  
HELD ON WEDNESDAY, SEPTEMBER 8, 2021 AT TOWN HALL COMMENCING AT  
7:00 P.M.**

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

Pledge of Allegiance

**PRESENT:** Chairman Belden  
Donald Sanders, Jr.  
Joseph McMurray  
Zachary Middleton

**ABSENT:** Max Fruchter  
Valerie Ingersoll  
Frank Wells

**OTHERS PRESENT:** Matt Tripoli, Greg Samilo and Town Engineer Chris Koenig

**APPROVAL OF MINUTES: MOTION** by Zachary Middleton, Seconded by Donald Sanders, Jr. to approve the minutes of the meeting of July 14, 2021 **ALL AYES**

**BUSINESS:**

**Dolan Solar  
CS Energy**

**Chairman Belden:** We received a response from the Washington County Planning Agency and they deemed the application a matter of local concern with comments. The letter indicated that the Town Planning Board was free to move forward and take final action as they see fit.

**Chris Koenig:** One of the comments referred to the balance test for a variance and that was all done at the Zoning Board meeting so I am not concerned with any of the comments on the letter. Is another referral required for the Site Plan?

**Chairman Belden:** I will call Pam and get clarification on that.

**Matt Tripoli:**

- We are planning to have a complete application to submit within the next 2 weeks
- Explained the map to the Board including screening/planting plan
- Met with Bill Brown from the Fire Department on site on September 7<sup>th</sup>
- The road is 20' wide with several turnarounds for emergency vehicles as well as maintenance
- We can hold a training with the Fire Dept. to go over emergency shut offs and anything else they want to review. We can also send a letter to the Fire Dept. making sure they are satisfied or if they would like more information.

**Chris Koenig:** The map shows the land changes and meets my expectations for that analysis.

**Chairman Belden:** How do we document the loss of Agricultural land?

**Chris Koenig:** NYS Dept. of Ag. & Markets has guidelines for putting solar arrays in Ag. Districts; the new SEQR Part II addresses the impacts on Ag. Lands to supplement the Part I previously submitted in July.

**Greg Samilo:** There will be minimal activity on site once complete. We will be hiring a local landscaper for maintenance when needed, there will be equipment monitoring if needed but other than that replacement equipment is done every 10 years unless it gets damaged.

**Chris Koenig:** The Decommissioning Plan and Bond will be reviewed by the Town Board.

**Zachary Middleton:** Who is the bond written to?

**Chairman Belden:** We did the landowner on the last one I believe.

**Matt Tripoli:** The Town could be a 3<sup>rd</sup> party in case one of the property owners should change down the road to address any issues that may arise as a result of that.

**Chairman Belden:** We should have the Town Attorney at the next meeting to answer legal questions.

**The Board went through the Long EAF Part II with the applicant to address any questions and make any changes that need to be made: DRAFT ATTACHED**

**MOTION** by Zachary Middleton, Seconded by Joe McMurray to declare lead agency status for SEQR review due to no outside agency objections in the 30 day period **ALL AYES**

**MOTION** by Zachary Middleton, Seconded by Donald Sanders, Jr. to set a public hearing for October 27, 2021 at 7:05pm **ALL AYES**

**ADJOURNMENT:**

**MOTION** by Zachary Middleton, Seconded by Donald Sanders, Jr. to adjourn the meeting at 8:45pm **ALL AYES**

**Dated:** September 14, 2021

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Aimee Mahoney, Clerk

