

**MINUTES OF THE TOWN OF FORT EDWARD PLANNING BOARD MEETING
HELD ON WEDNESDAY, OCTOBER 26, 2022 AT TOWN HALL COMMENCING AT
7:00 P.M.**

Acting Chairperson – Valerie Ingersoll

Acting Chair Valerie Ingersoll called the meeting to order at 7:00pm

Pledge of Allegiance

PRESENT: Valerie Ingersoll
Joseph McMurray
Zachary Middleton
Dolores Cogan

ABSENT: Max Fruchter
Donald Sanders, Jr
Mark Belden

OTHERS PRESENT: Evan Callahan, Sage Ezell and Planning Board Clerk Aimee Mahoney

APPROVAL OF MINUTES: MOTION by Zachary Middleton, Seconded by Dolores Cogan to approve the minutes of the meetings of May 25, 2022 and August 24, 2022 **ALL AYES**

BUSINESS:

**CS Energy
Dolan Solar Project – CS Energy
Presenters: Evan Callahan & Sage Ezell**

Evan Callahan: We are here tonight to ask for an extension of our site plan approval for the Dolan Solar project located on Patterson and Cary Rd. We would like to extend the approval until March 31, 2024. We have made some changes to the plan which I have given the Board tonight for review.

Sage Ezell: The new layout includes removal of some panels to avoid wetlands and reduce tree clearing. The access road has been moved and we will now be improving and utilizing the existing farm road and will have a timber bridge over the stream.

Evan Callahan: The clearing has been reduced by 15.5 acres.

Valerie Ingersoll: Can you do construction in the winter?

Evan Callahan: Yes as long as the ground is not frozen.

Evan Callahan: We have addressed the following conditions from the November 10, 2021 approval:

- No wetland impacts
- We have received a no impact letter from SHPO
- We have submitted our take permit to DEC and have received verbal communication that there is to be no clearing between April 1st and October 31st because that is mating season for the long eared bat.

Chris Koenig: The question here is to extend the site plan approval but the plan has changed which is common with these types of projects. I have not had a chance to review all of the changes having just received it tonight. If you do an approval tonight I would recommend making it contingent on engineering review.

MOTION by Zachary Middleton, Seconded by Joe McMurray to extend the Dolan Solar site plan approval until March 31, 2024 with the same conditions outlined in the previous approval of November 10, 2021 and contingent upon Town Engineer review **ALL AYES**

OTHER BUSINESS:

Sage Ezell: Our Somers Solar Project is going to be going to the ZBA for variances and I believe we need a referral from the Planning Board.

MOTION by Zachary Middleton, Seconded by Dolores Cogan to refer the Somers Solar project to the Zoning Board of Appeals for Area Variances **ALL AYES**

ADJOURNMENT:

MOTION by Zachary Middleton, Seconded by Joseph McMurray to adjourn the meeting at 7:25pm **ALL AYES**

Dated: October 28, 2022

Aimee Mahoney, Clerk

