

**MINUTES OF THE TOWN OF FORT EDWARD PLANNING BOARD MEETING HELD ON WEDNESDAY, DECEMBER 11, 2024, 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  
Valerie Ingersoll  
Zachary Middleton  
Max Fruchter  
Dolores Cogan  
Joe McMurray

**ABSENT:** Don Sanders, Jr.

**OTHERS PRESENT:** Mike Borkowski, Town Engineer Chris Koenig and Town Planning Board Clerk Aimee Ives.

**APPROVAL OF MINUTES: MOTION** by Zachary Middleton, Seconded by Joe McMurray to approve the minutes of the meeting of November 13, 2024, **ALL AYES**

**BUSINESS:**

**May Street Solar 1, LLC  
Community Power Group**

**Mike Borkowski:** Today's meeting is regarding SEQR, lead agency letters were sent out and we are here tonight to discuss any open items.

**Chairman Belden:** We received a letter back from DEC and they are not in dispute of the Planning Board being lead agency on the project.

**Chris Koenig:**

- The applicant has gained conditional approval from the ZBA for an Area Variance for 24 acres or 78% lot coverage of the array measuring around the edge of the array conditional on completion of SEQR by the Planning Board.
- Reach out to the Highway Supt. For the driveway proposed off the end of May St.
- Reach out to the Fire Dept. for approval in writing of the site access and circulation proposed.

**Concerns raised at the ZBA Meeting**

- A member of the public raised concerns about construction traffic on May St. as well as concerns about tractor trailers making the left turn down May St. off Park Ave. unobstructed.

**Chris Koenig:** We feel those comments should be addressed by the applicant. They submitted a traffic study which didn't address turning movements, it addressed volume of traffic. We recommend that the applicant show clear turning movements for a WB67 tractor trailer at this intersection. How is the applicant addressing safety on a residential street with increased construction traffic if that is a concern given the location of the site.

**Mike Borkowski:** We looked at that and we have 18 wheelers going in and out of the site already with no issues. We have not put together the official study. That will go in as part of the site plan review not part of the SEQR, road safety will be included at that time as well.

**Chris Koenig:** In the traffic study it says 10 trucks/day.

**Mike Borkowski:** Those would be pick up trucks.

**Chris Koenig:** Is there any cut fill or grading proposed?

**Mike Borkowski:** We don't have that calculated yet, we will do that in tandem with our final SWPPP which would be a part of the building permit process.

**Chris Koenig:** What is your landscaping plan?

**Mike Borkowski:** It will be staggered and largely on the Western side, the neighbor wants to be able to use the Eastern side for their horses.

**Chris Koenig:** We suggest doing screening along the entire North side of the project. Based on other projects in the Town we have heavily relied on the screening to mitigate some of the visual impacts.

**Mike Borkowski:** We will consult with those neighbors and see what they want.

**Chris Koenig:** Is there a watercourse in the middle of the site?

**Mike Borkowski:** Yes, there is a ditch that runs east to west.

**Chris Koenig:** Did your consultant not delineate that part of the property?

**Mike Borkowski:** He did delineate that, and he may not have considered that a wetland but a ditch. We put that ditch in about a year ago just from a drainage perspective.

**Chris Koenig:** Fencing is 7' Ag. Fence.

**Chris Koenig:** Take another look at the estimate for the Decommissioning Plan; it's a lot lower than previous estimates that we have received from other companies. Yours came in at about 32,000/MW and the others were between 50-60,000/MW that we have approved. O&M Plan has some inconsistencies that appear to be typos or references to other projects.

- Landscaping Plan shows trees installed at 3' height, other projects we ask for 6' for the Evergreens. Need more clarification on the species as well.

For Somers and Dolan solar we had them use Spruce Trees planted at 6' height; I believe it was a Serbian Spruce and Red Spruce that were approved. The planting pattern was the 10'-12' spacing staggered for the densest screening. Evergreens would provide immediate screening.

**Chris Koenig:** We haven't had the public hearing yet but that does not stop the Board from doing SEQR. The application for the site plan must go before the Washington County Planning Dept. when the updated plans are received.

**Discussion was held by the Board and a vote was made to complete Part II and Part III of the SEQR tonight.**

**Chairman Belden went through Part II of the Full EAF with the Board:**

**MOTION** by Zachary Middleton, Seconded by Joe McMurray to declare a negative declaration for SEQR review due to no potentially large adverse environmental impacts as a result of the project:

**VOTE:** Chairman Belden – AYE  
Valerie Ingersoll – AYE  
Zachary Middleton – AYE  
Max Fruchter – AYE  
Joe McMurray – AYE  
Dolores Cogan – ABSTAINED (Voted as a member of the ZBA)

**BOARD COMMENTS:**

**Max Fruchter:** I would like to see more details on the planting plan as well as ask for a landscaping bond.

**Valerie Ingersoll:** If you will not be building for 2-3 years won't there, be a lot of changes to the panels between now and then which could change your project?

**Mike Borkowski:** The only thing that would change is that our entire footprint may decrease.

**Valerie Ingersoll:** How long will construction take?

**Mike Borkowski:** 5-6 months.

**Valerie Ingersoll:** How will this affect the road will all of the truck traffic?

**Chris Koenig:** The Town Highway Superintendent will address that when they get the driveway permit.

**MOTION** by Joe McMurray, Seconded by Valerie Ingersoll to set a public hearing for February 12, 2024, at 7:05pm **ALL AYES**

**OTHER BUSINESS:**

**Chairman Belden:** Met with Shawn VanVeghten from the Sports Complex at 344 Broadway. He is currently working with the credit union to make ingress/egress safer with striping and arrows. The Credit Union is convinced they have access to the light at Market 32 and are willing to pursue it if need be.

**ADJOURNMENT:**

**MOTION** by Max Fruchter, Seconded by Dolores Cogan to adjourn the meeting at 8:45pm **ALL AYES**

Dated: December 12, 2024

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Aimee Ives, Planning Board Clerk