

MINUTES OF THE TOWN OF FORT EDWARD PLANNING BOARD PUBLIC HEARING & REGULAR MEETING HELD ON WEDNESDAY, FEBRUARY 12, 2025, 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
Donald Sanders, Jr.
Joe McMurray

ABSENT: Dolores Cogan

OTHERS PRESENT: Mike Borkowski, Roseanne Lemery, Whitney Hughes, Town Engineer Chris Koenig, Town Attorney Bill Nikas and Town Planning Board Clerk Aimee Ives.

APPROVAL OF MINUTES: MOTION by Max Fruchter, Seconded by Zachary Middleton to approve the minutes of the meeting of December 11, 2024, **ALL AYES**

BUSINESS:

**Public Hearing 7:05pm
May Street Solar 1, LLC
Community Power Group**

The following notice was published in The Post Star on February 4, 2025:

PLEASE TAKE NOTICE, the Town of Fort Edward Planning Board will hold a public hearing on Wednesday, February 12, 2025 at Town Hall, 118 Broadway Fort Edward, NY 12828 at 7:05pm to hear comments regarding the Community Power Group, LLC/May St. Solar 1, LLC Site Plan application. The project is a 5MW ground-mounted community solar facility located off Stevens Lane in the Town of Fort Edward.

At the public hearing anyone wishing to comment on the project will be heard.

Town Engineer went through his comment letter with the applicant and the Board:

- #4) Town Highway approval needed for the next submission
- #5) Fire Department needs to be contacted
- #6) Expected tractor trailer trips down May St? WB50 will be used (40' trailer)
 - 10 vehicles/day on average
 - 12 deliveries over 3 months time (Comment addressed)

#9) Provide contours and grading

#10) More definitive species mix

#14) Remove installation note 1

25a) New SWPPP – Reference 2025 design manual for that

27) Revise the Decommissioning Plan closer to construction due to costs changing for the estimate. (Prior to building permit)

29) Applicant will provide a landscaping bond

Chairman Belden opened the public hearing at 7:22pm

PUBLIC COMMENT:

Roseanne Lemery: Why would they only require a 10-year tree survival bond if the project is for 25-30yrs.?

Chris Koenig: The bond ensures survival of the trees, an act of God would not be covered by the bond.

MOTION by Zachary Middleton, Seconded by Donald Sanders, Jr. to refer the application to the Washington County Planning Department **ALL AYES**

MOTION by Zachary Middleton, Seconded by Valerie Ingersoll to close the public hearing at 7:47pm **ALL AYES**

Next meeting will be March 12, 2025 at 7:00pm

ADJOURNMENT:

MOTION by Max Fruchter, Seconded by Joe McMurray to adjourn the meeting at 7:48pm **ALL AYES**

Dated: February 18, 2025

Aimee Ives, Planning Board Clerk