

**Minutes for the Ticonderoga Planning Board Meeting held on
September 7, 2017 commencing at 7:00 p.m.**

Present: Chairman Stu Baker, Mike Powers, Ben Leerkes, Doug McTyier, Walt Lender, Tonya M. Thompson

Absent: Don Meserve, Scott Manning

Others: Gil Allen, Alex Farkes, Marty Zanghi, R.B. Crammond, Mary Lamb, Ann Lamb, Peg Armstrong, Joe Vilardo, Don Hardy, Sarg. Condit, Bob Porter, and others.

Mr. Baker opened the meeting with the reciting of the Pledge of Allegiance.

Resolution #43-2017 brought by Mike Powers, seconded by Ben Leerkes to accept the minutes from August 3, 2017. **4 - Ayes, 0 - Nays. Carried.**

Allen - 160.33-2-29.000 (21 Coates Point) - Recreation/Residence

- original structure was torn down
- building on existing footprint for a main cabin
- applied for variance on height/was approved by APA
- will apply at a later date for a bunk house addition to the property
- deeded easement for septic (will supply deed for file)

Resolution #44-2017 brought by Walt Lender, seconded by Ben Leerkes to declare a complete application for Allen - 160.33-2-29.000 (21 Coates Point) - Recreation/Residence. **5 - Ayes, 0 - Nays. Carried.**

Resolution #45-2017 brought by Ben Leerkes, seconded by Doug McTyier to approve the complete application for Allen - 160.33-2-29.000 (21 Coates Point) - Recreation/Residence with conditions of the applicant submitting a copy of the deed showing easements for septic, drawings for the septic system design for approval, letter of approval from the County Planning Board and that this application is only for the main Cabin. **5 - Ayes, 0 - Nays. Carried.**

Crammond/Borrego Solar Systems, Inc - 150.2-1-2.110 & 150.2-1-18.000 (529 Old Chilson Road) - Subdivision for Solar Array (presented by Alex Farkes & Marty Zanghi)

- Presented to Town Board - positive reception
- Community Solar Project
- Placed on Grid - resold to residents
- 10% to 15% energy savings for residents
- PILOT program for the Town
- Vegetative buffer - no visibility of units
- Outside of wetlands - not altering environmental sensitive areas
- 2 systems/3 lots - 1 mega (north) on 6.1 acres w/3,300 modules & 5 mega (south) on 24.8 acres w/ 17,800 modules
- 177.1 total agricultural acres
- Frontage on Old Chilson Road
- Wooded surroundings

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- Six foot high mesh/chain link fence with 3 rows of barbed wire on top surround
- Max height at a 25% tilt is 8 1/2' to ground
- Gravel access road 20' wide
- Project meets all zoning set backs
- Recepter is 92' from nearest residence (property line)
- Electrical equipment is 400' from nearest residence (property line)
- No land clearing
- 100' buffer area around wetlands
- Letters mailed to agencies and waiting responses (ie: SHIPO,APA,DEC...)

Plans submitted with this application are NOT the final draft of plans.

Discussion was held on what the board felt were final plans and what would they accept from Borrego. The board stressed the importance of not submitting plans until it is felt (by Borrego) that they are in their final draft.

Discussion was also held on who would be lead agency (this is to be determined by the APA).

Discussion was held on what happens to the project when it is obsolete or abandoned. The proposed amendments to the Solar law (up for adoption at the next Town Board meeting) were shared, with the board and public and it should take care of this issue.

The board opened the floor up to the audience who gathered around the large plans provided by Borrego asking many questions of them that were in audible to this record.

Mr. Baker thanked the applicants for their willingness to talk with the attendees and hoped it was productive adding that this board did not hear all the conversations and questions but hoped they would be followed through with. He also added again that this board needs a complete application, details of APA jurisdiction and then a Public Hearing can be set which will cover the solar array and the subdivision.

Resolution #46-2017 brought by Mike Powers, seconded by Ben Leerkes to adjourn at 8:30 p.m. **5 - Ayes, 0 - Nays. Carried.**

Respectfully submitted, Tonya M. Thompson, Town Clerk