

**Minutes for the Ticonderoga Planning Board commencing at 7:00 p.m. on
April 1, 2021 with Public Hearings on two Solar projects one with East Light
Partners and the other with Pivot Energy**

Present: Chairman Dr. W. Doug McTyier, Don Meserve, Tonya M. Thompson, Clerk, Dave Burrows, Building Inspector (and virtually) Stephanie Mitchell, Mike Powers, Walt Lender, Ben Leerkes (arrived at 7:27 p.m. for Pivot Energy PH)

Others: Joseph Giordano (and virtually) East Light Partners Jamie Fordyce, Will Bliss and Wendy DeWolf, Pivot Energy Gordon Woodcock, Kimberly Parr, Jacob Runner and Robert Crammond along with Ann Lamb, Joseph Wright and TimiJoy & Phil Huestis

Chairman McTyier opened the meeting with the Reciting of the Pledge of Allegiance.

He went over tonight's meeting agenda #1 Continuation of Doering Solar Public Hearing (East Light Partners) #2 Initial Public Hearing for the Crammond Community Solar (Pivot Energy) and an application for Leon - Addition.

Public Hearing

East Light Partners - (Doering Solar-continuation)

Jamie Fordyce noted that he understood that the Public Hearing had been continued from last month to allow the 30 days to elapse on the noticing of the referral agencies. Other than that, he does not have much more to update from the last meeting. However, we did have some feedback from the APA asking for us to modify our array areas to utilize the upland in the northern portion of the site and to avoid some overlaying panels over some swales and what the APA deemed as wetland inclusion in the hayfield in the south part of the site. We completed that update yesterday and sent it along to the board along with an updated EAF with the appropriate revisions.

Chairman McTyier was able to review some of those APA modifications today, but it looks like a pretty good amount of the panels from the southern end of the field have been moved up to a totally different area, correct? (answer was 'correct') and this is up where the service road comes in? (answer was yes) He had gone out and done a pretty good site visit before and had a pretty good idea of where everything was going to be and now he needs to start over with this moving to the upper end. He wants to see this and he does not know what the rest of the board feels. He needs to spend a little bit of time looking at this. Any comments from board members?

Mr. Powers stated that he has looked over it and it doesn't really make much of a difference as far as where the panels will be as to where they were, but it does look like it will be a little better than the initial proposal.

Mr. Lender stated that he does not have a problem with the new locations.

Mr. Fordyce apologized for the short term but we just wanted to be sure that we put this in front of you.

**Minutes for the Ticonderoga Planning Board commencing at 7:00 p.m. on
April 1, 2021 with Public Hearings on two Solar projects one with East Light
Partners and the other with Pivot Energy**

Chairman McTyier asked if this new plan had been presented to the APA yet, (answer was yes). Has anything come back from them yet?

Mr. Fordyce answered that they were pleased that the project would avoid the wetlands, that were mapped in the hayfield to the south of the site and able to maintain the capacity of this project, which is pretty critical for us, seeing that we are connecting to the high tension transmission lines going through this property. We were caught in a position where if we were to simply avoid the wetlands and not move the panels to the northern part of the site, we wouldn't have sufficient capacity to sustain that interconnection.

Ms. Mitchell has no comments at this time, it is a great proposal to move them.

Mr. Meserve agreed with Mr. Powers, they are in a better spot than before.

Ms. Mitchell noted that the ultimate approval as far as the park agency, they were happy that they could be moved, there was no reason to take them out and this is acceptable at this point?

Mr. Fordyce stated no, this review will be back in front of the APA and they have asked us to coordinate with the DEC on some surveys that we are going to do through the spring and then we are expecting the APA to act at the June/July time frame.

Ms. Mitchell reiterated that this is the ETA on this June/July. (Answered was yes)

Chairman McTyier stated that we are the Lead Agency on this thing and we have gotten everything in from the agencies that we needed to hear from in the 30 days and he has had concerns all along with a couple of those neighbors there. He feels pretty good about the storm water now, but having just received this in the last day or so, he would like to have a little more time to look at it and walk out there and see it. That is what he would like to do as chairman is maybe table this hearing at least to another meeting so we can really review this.

Mr. Fordyce stated that if the concern is wetlands, there really no wetlands in that northern array as shown on the site plan. All of the wetlands are mapped there. (inaudible)

What is the feeling of the board.

Mr. Lender stated that if you are looking for more time, he completely supports that.

Resolution #19-2021 brought by Doug McTyier, seconded by Stephanie Mitchell to table the Public Hearing for East Light Partners (Doering Solar project) until the May 6, 2021 meeting. **All in Favor 5 - Aye, 0 - Nays. Carried.**

Mr. Fuller was flipping through the list of items that are to be followed for the site plan law, he does not see any de-commissioning cost on the plans that were submitted.

**Minutes for the Ticonderoga Planning Board commencing at 7:00 p.m. on
April 1, 2021 with Public Hearings on two Solar projects one with East Light
Partners and the other with Pivot Energy**

Mr. Fordyce stated that there were in the initial plans that were submitted.

The board agreed that this was seen in the original application. (Clerk will send to Mr. Fuller)

Mr. Fordyce asked what we need to do for this review.

Chairman McTyier wants to review the layout, this is a total re-design of the original plan sent to the board.

Mr. Powers asked if the board wants to go out to look at the site, do we need permission from the property owner?

Mr. Fuller answered that we have the authority to do site visits within our own law, but you usually try to coordinate with someone so that someone is there. You just can't discuss anything out there.

Mr. McTyier stated that he did go out there, he did talk with the neighbors also.

Mr. Fordyce asked if it would be helpful if he or someone else from the project be there when the board went to the site to show where the arrays will now be placed?

Chairman McTyier stated that it would be helpful, as soon as possible to keep things moving.

Mr. Powers added that we must be sure to go in groups of no more than three to the site, as 4 would constitute a quorum. We don't want to get in trouble there.

Ms. Mitchell stated that if Mr. Powers, Mr. McTyier and she decided go that would be three, is there anyone else that would like to go. We are not going to discuss it out there anyway.

Mr. Fuller stated that this is why you have to be careful that you are not discussing the application. If you are there just to observe and take in your own facts, you are ok, it is when you cross over to questioning the applicant or anybody else or discussing it amongst yourselves that you run into meetings law violations.

Ms. Mitchell stated that there really is no reason for Mr. Fordyce to attend, correct?

Chairman McTyier stated that he was going to show us where, when you get out there..he was out there and when you get out there you really have to try to figure out where everything is from the diagrams. It would be real helpful if he could be out there or some one who knows it.

Mr. Fuller reiterated to her point that this would be having dialogue with the applicant, so you really need to be careful being outside of a public meeting when you do that.

**Minutes for the Ticonderoga Planning Board commencing at 7:00 p.m. on
April 1, 2021 with Public Hearings on two Solar projects one with East Light
Partners and the other with Pivot Energy**

Mr. Fordyce stated that they can drive a stake in the ground if that would be helpful.

Mr. Fuller stated that this would be appropriate so the board can then visualize what is going to be there.

Ms. Mitchell also noted that if any other board member would like to walk that, she has no problems stepping back.

Mr. Fordyce wanted to stated that the updated layout still complies with all the setback requirements set forth in the law.

Pivot Energy - (Crammond Community Solar)

The Town of Ticonderoga Planning Board will hold a public hearing and meeting on April 1, 2021 at 7:00 p.m. at the Community Building, 132 Montcalm Street, Ticonderoga, NY for a Site Plan Review regarding an application submitted by Pivot Energy for a Community Solar garden installation to be located at 33 Commerce Drive, Ticonderoga, NY (Bruce Crammond - tax map #'s 150.2-10-2.000, 150.2-10-1.000 139.4-1-55.100). Any interested parties will be given an opportunity to be heard. (In accordance with New York State Governor Andrew Cuomo's Executive Order 202.1 as extended which suspends certain provisions of the New York Open Meetings Law, the public hearing may be held remotely by phone or computer. Details for the remote meeting will be set forth on the Town of Ticonderoga website at: <https://www.townofticonderoga.org> under Planning and Zoning department. Please check this site closer to hearing date.

Mr. Gordon Woodcock - Lead Developer for Pivot Energy- spoke about the project and introduce: Jake Runner from EDR (Environmental/Civil Consultant)

- Tier III Solar Energy System
- Single Axis Tracker
- Sited on 3 Parcels - Ag District/Light Industrial - Commerce Dr./NYS Rte 74
- System Output Rated @ 5 MW covering 24 Acres
- Those 24 Acres will have Pollinator Friendly plantings
- Annual energy productions from the site is enough for 1300 Average homes
- Perimeter fence is 8' tall agricultural style fence or deer fence
- The entire project is designed to be compatible with sheep grazing as a vegetation management option
- Outside perimeter will have additional vegetative screen measures with a mix of evergreen and trees to complement the existing vegetation on site
- Access Road coming off the existing Commerce Drive site/this will need the Town's comment as it is a Town parcel - there will be construction related traffic on that road which is in the peak, normal operations is very limited traffic.
- System has been approved for interconnection with National Grid - with Hague Rd substation
- APA has reviewed the application/we have had feedback and comments related to vegetative screening and wetlands and fencing and we should be on the April

Minutes for the Ticonderoga Planning Board commencing at 7:00 p.m. on April 1, 2021 with Public Hearings on two Solar projects one with East Light Partners and the other with Pivot Energy

agenda - general feedback has been positive and we believe we have addressed all concerns

- Storm water Pollution Prevention Plan has been provided in the application
- Completed field work as in the wetlands, Geotec and general land surveys
- Wetland overall impact is a tenth of an acre which is primarily an access road crossing - Mr. Runner can provide additional details if needed
- SEQR permit application has been started and we have indicated the Town as lead agency - we are looking for approval
- Today we sent the visual simulation that we also provided to the APA - shows the existing site and what the proposed project will look like with the vegetative screening in place

Chairman McTyier saw the visual simulation and that was real nice.

Mr. Woodcock - yes, very useful

Anne Lamb (adjoining landowner) asked if there was anyway to review this site plan? (Yes - Come to the Town Clerk's Office)

Ms. Lamb noted that there are three (3) parcels - one is directly behind Tractor Supply, one behind that parcel and where is the other parcel?

Mr. McTyier believes it is toward 9N, East. It wraps around the Meat Packing place.

Ms. Lamb asked how the panels affect the helicopter?

Mr. Gordon noted that it should not impact it, we did go through an FAA screening that provided their determination of no hazards.

Ms. Lamb asked if there was glare.

Mr. Gordon stated none that would impact the helicopter flight or any other air traffic.

Ms. Lamb stated that in 2017 there was another solar that Crammond had put in a plan for, what was the reason for that not going through.

Chairman McTyier noted that what the board is reviewing tonight is this plan here in front of us.

Ms. Lamb noted that there have been multiple solar field plans that have come in to Ticonderoga and she was curious as to why some of them haven't been approved or come to fruition.

Chairman McTyier again noted that this venue is just for this project. We have new solar laws put in place and that is what we are working with.

**Minutes for the Ticonderoga Planning Board commencing at 7:00 p.m. on
April 1, 2021 with Public Hearings on two Solar projects one with East Light
Partners and the other with Pivot Energy**

Ms. Lamb continued that one of the things that she has gone through, when Huestis' were trying to put solar in their field there was a question that was asked by Ms. Mitchell if there was a possibility for expansion and Mr. Ingalls stated on that one that there was no room for expansion on that particular project, that this was the max for that space, plus National Grid can only bare so much on its grid. So right now you have the Huestis Property, the Johnson Farm Property and the Crammond Property that are all trying to get in on these solar fields that are going to tie into National Grid. Is it a matter of who gets there first, who gets approval first?

Mr. Woodcock explained that this is essentially a correct summary. The Substation on Hague Road has limited capacity - about 23/24 MW in all so yes, there in a finite capacity for the existing utility infrastructure to connect there. You heard from the previous hearing that this project is tied into a distribution level system, it is a separate consideration, but when you are talking about these projects there is finite capacity in Ticonderoga.

Ms. Lamb wants to understand, the Johnson Farm isn't tying in?

Will Bliss stated that we are not tying in to the Ticonderoga substation, we are tying into the transmission line that hopefully ties into separate substations that are further away. We do not have the same impact on that system.

Ms. Lamb asked what the benefit will be to Ticonderoga? She knows of community gardens, she knows there is opportunity for surrounding neighbors to tie in or participate in this project, so the one that is going in with East Light Partners - what is the benefit to Ticonderoga from them.

Mr. Fordyce stated that their public hearing was closed for the night or he would speak to that.

Ms. Lamb thought this was open forum so wanted to ask that question of what is the benefit.

Mr. Fordyce stated that this is an achievement of state level renewable objective and there will be local benefits in the form of PILOT payments and increased tax base and a local source of reliable renewable energy. Ultimately, the energy will service the local region.

Mr. Bliss noted that the substations that are locally within Ticonderoga do actually tie into the transmission system as well so, it is all one and the same grid in the area, but our direct impact is on the infrastructure is different than that of distribution level systems. So the power is feeding the local region on a slightly larger scale than a community solar project but it is feeding the local area.

Mr. Woodcock is able to send Ms. Lamb a Site Plan so she can review it electronically if she would like.

**Minutes for the Ticonderoga Planning Board commencing at 7:00 p.m. on
April 1, 2021 with Public Hearings on two Solar projects one with East Light
Partners and the other with Pivot Energy**

Joe Wright asked who's final responsibility will it fall upon to ok these projects? Who is the person that says go ahead and do it?

Chairman McTyier stated that it is up to the Planning Board to review the projects and approve or deny.

Mr. Wright has a question for the Project Manager of the Crammond Solar, what is the average hours of sunlight that Ticonderoga gets per day per year.

Mr. Woodcock asked if this means full sunlight or are you talking about a metric? If you are talking about a solar project we measure full sun as 1,000 watts per metered square. That would be how many hours of full sunlight that they are getting and for Ticonderoga on a single axis tracker you can condense all the days sunlight into that 1,000 watt - 4 1/2 or 4.7 hours of full sunlight a day, so that would be aggregating the sunlight when it is not full intensity from like 4 p.m. to 8 p.m. in the summer time or even 4 p.m. to 10 p.m.. You can condense that into hours of full sunlight and in that context maybe 4 hours of light towards twilight would be equivalent to 1 hour equals sunlight. He is kind of getting off the rail, but when we are talking about full sunlight as the solar metric, it should be on a single axis tracker about 4 to 7 hours per day.

Mr. Wright stated that this is about an hour more than he figured, he figured about 3.7. The other guy doing the Doering project didn't have a clue.

Chairman McTyier stated that he is sure that he did....do you have any more questions for this project?

Mr. Wright stated that he is sandwiched right between those solar panels and he doesn't mind someone doing what they want with their property but it looks like he is going to be right square, dead set in the middle of them. He doesn't know, if he runs cows in there he hopes they don't go over into those panels. There is a lot of wet land in there...that is all he has to say.

TimiJoy Huestis noted that they are only on tonight to see how the process is going now.

Chairman McTyier asked the board for any comments.. but before we do that, you have a decommissioning section but he didn't see where any type of figures put aside for the cost of that, will there be a more detailed decommissioning plan presented?

Mr. Woodcock agreed, certainly, he can put together costs based on what is proposed and if there were changes that come out of the permit process that resulted in a long access road or significant changes that would impact that amount we can revise it, but yes he can put together a cost of what is proposed at this time.

Chairman McTyier asked if this would be handled with a bond, with small towns this is a concern.

Minutes for the Ticonderoga Planning Board commencing at 7:00 p.m. on April 1, 2021 with Public Hearings on two Solar projects one with East Light Partners and the other with Pivot Energy

Mr. Woodcock stated that if the Town is comfortable with a decommissioning bond that would be a preferred route to take.

Chairman McTyier returned to the Lead Agency comment, he does feel that the Board should be Lead Agency on this project.

Resolution #20-2021 brought by Walt Lender, seconded by Mike Powers to designate the Planning Board as the Lead Agent for the Pivot Energy Community Solar Project (Crammond). **All in Favor 6- Aye, 0 - Nays. Carried.**

Mr. Meserve noted in reviewing the plans, he feels that the access road on the Eastern Parcel looks like it goes right over wetland area and it looks like there would be enough land one way or another to go around the wetland instead of going over.

Mr. Runner explained that this does utilize an existing crossing, Mr. Crammond recently put a new culvert in there so we want to capitalize on that so we don't have to disturb the stream and on the other side of that on the hedge row, you have to head up hill there to get back to the array so shifting the road there would actually cause more of an impact. In talking with the APA, they are not going to take jurisdiction over that wetland and likely it is not connected anywhere so it potentially is non-jurisdictional from a federal side as well. It currently gets driven through with a tractor throughout the year.

Ms. Mitchell asked Mr. Runner if he had the name of who he spoke to specifically from the APA on this and what date the site visit was?

Mr. Runner noted that it was in October of 2020 (October 16, 2020) and her name was Mary Adele - from the Wetland Environmental side of things. (Matthew and Devin - last names were inaudible were also involved).

Chairman McTyier asked if any other board members had questions.

Mr. Powers noted that Mr. Woodcock mentioned wanting to have possible the Highway Department weigh in on using the access road to meat facility as an access road to the site? Does he understand that correctly?

Mr. Woodcock explained that it is a parcel that is owned by the Town of Ticonderoga so ultimately we will need feedback and approval that this is an acceptable use to extend and provide access to their site using that existing road.

Ms. Lamb thought that this parcel had been sold.

Chairman McTyier stated that the meat plant has sold, that is now another company.

Mr. Woodcock stated that this is not that meat packing site, this is the access road that winds around the east and curls up to the north towards that facility, but does not go

Minutes for the Ticonderoga Planning Board commencing at 7:00 p.m. on April 1, 2021 with Public Hearings on two Solar projects one with East Light Partners and the other with Pivot Energy

directly to it. It heads north and dead ends right where we are talking about extending from.

Chairman McTyier stated that the old Meat Plant has it's own driveway going off this access road.

Ms. Lamb noted that when you talk about where that road comes in to the commerce park and were it dead ends and goes straight out into Crammond's, there is a trail there with all the water in it - if you track back closer to Tractor Supply, there is a possibly a water or sewer line that constantly runs.

Mr. Woodcock agreed and they are aware of that drainage. We will be inspecting it.

The Board members have no further questions at this time.

Resolution #21-2021 brought by Stephanie Mitchell, seconded by Don Meserve to table the Public Hearing for Pivot Energy (Crammond Community Solar) until May 6, 2021. **All in Favor 6 - Aye, 0 - Nays. Carried.**

Meeting Business

Resolution #22-2021 brought by Walt Lender, seconded by Stephanie Mitchell to approve the March 4, 2021 Planning Board Minutes. **All in Favor 6 - Aye, 0 - Nays. Carried.**

Leon - 34 Cottage Road (150.82-2-2.000 - 2nd floor on existing garage 1 bdrm/1 bthrm)
Dave Burrows, Building Inspector; presented for Randy Patnode who is the contractor

- Remove roof from garage
- Install a second floor
- Add 1 bedroom
- Add 1 bathroom
- 6 feet closer to the house on the lot (moving it back away from the road)

Chairman McTyier noted he was concerned about the storm water, there is a little bit of an increase in the pervious storm water because of the added roof; however they will also be removing some blacktop. There will be a net gain of a slight amount. He did present a sketch of a storm drainage plan that he will do, because there was nothing on the original application addressing this. He will collect water from the garage roof, in a gutter and run a drain to a stone pit next to the house. It is approximately, 2 feet by 20 feet long for this drainage pit. On the lake we normally see these water gardens and different things. Both gutters will be connected to stone pit next to house, it will also be 2 feet deep and this will cover the extra roof area which is approximately 200 square feet; however he is removing blacktop because he is extending the garage somewhat closer to the house. The house is also really close to the road and he was concerned about the set

**Minutes for the Ticonderoga Planning Board commencing at 7:00 p.m. on
April 1, 2021 with Public Hearings on two Solar projects one with East Light
Partners and the other with Pivot Energy**

backs, but from the old records of the previous building inspector he gave the building permit and at that time the set backs was met.

Mr. Lender also has concern about the storm water. He is not sure that the size is adequate and it needs to go to the park commission anyhow. He did check with the park commission today and they had not gotten any jurisdictional inquires for this project. So they need to do a jurisdictional inquiry with Lake George Park Commission. If he gets a non-jurisdictional letter than that is fine, then he just needs to do his due diligence with the storm water, but at this point they need to take that step.

Mr. Powers agreed with Mr. Lender.

Mr. Leerkes has no comment.

Ms. Mitchell has no comment.

Resolution #23-2021 brought by Don Meserve, seconded by Walt Lender to declare a complete application for Leon - 34 Cottage Road (150.82-2-2.000 - 2nd floor on existing garage 1 bdrm/1 bthrm). **All in Favor 6 - Aye, 0 - Nays. Carried.**

Resolution #24-2021 brought by Walt Lender, seconded by Don Meserve to approve the application for Leon - 34 Cottage Road (150.82-2-2.000 - 2nd floor on existing garage 1 bdrm/1 bthrm) with the condition of receipt of an approved Lake George Park Commission storm water plan or Non-Jurisdictional letter from Lake George Park Commission. **All in Favor 6 - Aye, 0 - Nays. Carried.**

Other Business

Mr. Lender wanted to mention that as of today Lake George Park Commission has some new storm water guidelines and storm water regulations and stream corridor protections that go into effect. They are on the Lake George Park Commission website if anyone wants to see the details. This project would not come under them, because the application process had already started but anything as of today will need to be mindful of the new regs. They are a little more rigorous and they also call for some retro-fits on certain types of projects.

Mrs. Thompson mentioned that the Town Board has published a Public Hearing for April 8th on the dissolution to the Planning Board and to vest those powers on the Zoning Board of Appeals. They are to open the hearing at 6:00 p.m. and will leave the hearing open for a few months of discussion and feedback.

Ms. Mitchell thought that we were going to meet with Mr. Fuller regarding the consolidation. Wasn't that the discussion of what was originally proposed?

**Minutes for the Ticonderoga Planning Board commencing at 7:00 p.m. on
April 1, 2021 with Public Hearings on two Solar projects one with East Light
Partners and the other with Pivot Energy**

Chairman McTyier noted that Mr. Fuller is going to help us get this thing going, we made the decision and Mr. Fuller will help give us guidance on developing and getting the thing going.

Mr. Fuller stated that he has never been apprised that any of the boards wanted to talk about this. (Inaudible)

Mr. Powers thought that we had kicked the idea around in a meeting, but we never did any more than that. We just said it would be nice if we could get this a little guidance from Mr. Fuller, but we never went any further than just talking about it at a meeting that you weren't at.

Chairman McTyier stated that he is pretty sure that we all agreed on this.

Ms. Mitchell stated that she has no problems with it, but to Mr. Powers point can we ask Mr. Fuller is there anything at all that we need to consider prior to the public hearing?

Mr. Fuller does not really know what you mean, he thinks you are either for it or against it.....we did have letters from the Chairs of both the Planning Board and the Zoning Board of Appeals saying that both boards support this. That is really the genesis of why the Town Board went ahead.

Ms. Mitchell just wants to clarify..

Chairman McTyier stated that we did all agree, and he submitted a letter to the Town Board which was months ago. He doesn't know if Mr. Powers wasn't there or what, but we....

Mr. Powers stated that he was there, he is just remembering it. Yes, we talked about it at a meeting and we said that we authorized you to send that letter to the Town Board. That is exactly what happened. He does have a question of, we have these two solar projects in front of us that are looking at probably another three months on the one we opened tonight. Can the Town Board combine the boards when the Planning Board has outstanding business or do we have to clear the docket before they can do that?

Mr. Fuller stated that there is no prohibition that you need to clear the docket so to speak. Whether or not you want to do that, then that is something that we need to talk about with the town board. There is no legal requirement of that. The Town Board plans to take no action at this meeting other than to open the public hearing and let it remain open for discussion. More discussion was held on the dissolution....

Mr. Powers asked if he should send the Supervisor any letter of concerns....

Mrs. Thompson answered yes, but added that the public hearing will be remaining open for a few months in order to receive questions and comments.

**Minutes for the Ticonderoga Planning Board commencing at 7:00 p.m. on
April 1, 2021 with Public Hearings on two Solar projects one with East Light
Partners and the other with Pivot Energy**

Ms. Mitchell noted that maybe it would be helpful for all of us if Mr. Fuller could address .(inaudible)... can you give us any indication of what this will look like?

Mr. Fuller explained that from a logistics stand point, the Planning Board would cease to exist on a certain date - whatever is stated in the local law that the Town Board adopts and the ZBA would take over on the next date. What he understands is going to happen, there are members of the Planning Board who have expressed interest in being appointed to the Zoning Board of Appeals and he thinks that there is maybe one ZBA member that is interested in resigning, they were basically just servicing because they could not get any members and with that, the number will boil down to a full 5 member board with two alternates (at this point, one alternate). Those of you who have expressed that you are interested in carrying over to the ZBA, the Town Board would appoint you to the ZBA. We have been emailing about training, we will set up some in person training. The Village of Fort Edward is the other client that has done this, but they didn't have a docket for much going on with PB or ZBA, their ZBA is somewhat similar to Ti, maybe 2 times a year if they were lucky and the PB met maybe 9 or 10 times. They are still working through it, logistically because they have to distinguish between ZBA function and PB function....Further discussion on ZBA functions....Use Variance/Area Variances - Rulings on Determinations from the Zoning Officer...

Ms. Mitchell would hope this board would consider this, since there has been a difficult time getting board members. Setting this up it is imperative that the alternates have the same access to trainings and everything so that they are able to step in if necessary.

Chairman McTyier stated that this understood.

Mr. Fuller agreed, you cannot be an alternate without having that training.

Mr. Powers added that alternates have access to everything that the full board members have as it stands right now.

Chairman McTyier noted that this training that was mentioned, there are new members as he is relatively new and Ms. Mitchell too and he is trying to learn and understand this process at this point. He thinks these trainings should come sooner rather than later and then when we combine, we will probably have to have something separate. He knows from serving on both boards now, it really is different. He thinks the hardest part will be shifting gears in the middle of a meeting to all of a sudden being a zoning decision.

Mr. Fuller stated that we will look at this schedule in setting up two separate trainings. Anybody can do this, so if you want look at other municipalities and how they conduct their meetings you should look at these videos. He will send out some other Town's links for these. He will actually utilize some of these videos if does this training, such as how to run through the variances, how to run through the Site Plan and how they pole the board during these projects. They show how they table a meeting and he as an applicant never expects to walk out of a meeting with an approval if he sends something to the board just the day before or even the week before. Some board's you need to have your

**Minutes for the Ticonderoga Planning Board commencing at 7:00 p.m. on
April 1, 2021 with Public Hearings on two Solar projects one with East Light
Partners and the other with Pivot Energy**

application to the board the 15th of the month before to get on the agenda the next month.
More discussion on procedures.

Chairman McTyier stated that we are a little Town and it is growing pains right now.

Mr. Fuller stated this board, in his opinion, has been historically user friendly.. further
discussion...

Chairman McTyier thanked Mr. Fuller and we will all talk soon.

Resolution #26-2021 brought by Walt Lender, seconded by Stephanie Mitchell to
adjourn the meeting at 8:28 p.m. **All in Favor 6 - Aye, 0 - Nays. Carried.**

Respectfully submitted, Tonya M. Thompson, Town Clerk