

Town of Waterford
Planning Board
65 Broad Street
Waterford, NY 12188

Minutes of April 17, 2023

At 7:30 PM, a public hearing was held. Craig & Loretta Mackenzie of 11 Fonda Road were before the Board to present a minor subdivision (two lots) for their property at 11 Fonda Road. A map was presented showing the 5.55-acre parcel owned by the Mackenzies being subdivided into two lots (3.878 acres and 1.675 acres). The smaller lot is proposed to be sold to a third party who will construct a single-family home on the new lot. Nobody spoke about the proposal and the hearing was closed at 7:32 PM

At 7:32 PM, the regular monthly meeting began immediately with attendance taken. Chairman Woodin and members Peter Fletcher, Harriett Fusco, Paul Henry, and Robert Lefebvre were present. Mr. Henry was a few minutes late and missed the public hearing. Alternate member Brian Brusco was absent.

The minor subdivision at 11 Fonda Road was briefly discussed with Chairman Woodin stating that the Saratoga County Planning Board had conducted their 239-m review and concluded that this project presented no significant local impact.

Several resolutions were offered and approved regarding the project:

1. Project Completeness Motioned by Woodin, 2nd by Fletcher Approved 5-0
2. LWRP Consistency Document Accepted
3. SEAF Part 2 & 3 Motioned by Woodin, 2nd by Fusco Approved 5-0
4. Negative Dec & Approval Motioned by Woodin, 2nd by Henry Approved 5-0

The Mackenzies were advised to have their surveyor make a mylar copy and then the Board would stamp it and the plat could be filed with Saratoga County.

Chairman Woodin then motioned that the reading of the March minutes be waived and the minutes approved; 2nd by Lefebvre. The motion was approved 5 – 0.

At 7:47 PM, Dylan Difrino of Seaboard Solar in Connecticut requested to address the Board about a solar farm project that his employer is proposing in Waterford. Seaboard has conditionally purchased the McLaughlin property (138 acres) at Riberdy Grove. The property is in both the R-Rural and L-C Districts. Seaboard proposes to build a 10 MW solar facility on about 50 acres. The solar farm would be in both zoning districts. R-Rural allows solar farms, but L-C does not. The Town Board has requested that the applicant seek a Use Variance through the ZBA. The property has been surveyed and an archeological study is being conducted on the property. The owner anticipates filing for the Use Variance this summer. If approved, then the next step would be to obtain a

special use permit from the Planning Board. Mr. Defrino answered numerous questions about the removal of squatters and non-permitted buildings, the setback of the solar panels from the Mohawk River, access to the property, timetable, upgrading Riberdy Lane, and potential financial impacts.

At 8:16 PM, Woodin motioned to adjourn, 2nd by Lefebvre.