

**Washington County Planning Agency Report
Washington County Municipal Building, Fort Edward NY – Virtual Meeting
October 26, 2021 9:00AM-9:30AM**

Present: Cassie Fedler Supervisor, Deborah Donohue Washington County DPW, Allison Gaddy Senior Planner Lake Champlain Lake George Regional Planning Board, Rodger Wickes County Attorney, Jillian Beecher Assistant County Attorney, Laura Oswald Economic Development, Pamela Landi Washington County Planning

Note: The following is a preliminary draft report prepared prior to the scheduled Planning Agency Meeting discussion to reference project details and provide a suggested finding for Agency consideration. This report does not supplant the determinations of the Washington County Planning Agency. The Planning Agency GML referral determinations are recorded after the Planning Agency meeting in the minutes that are then posted in the Washington County Agenda Center found here:

<https://washingtoncountyny.gov/agendacenter>

Link to Downloadable Referral Documents:

<https://www.washingtoncountyny.gov/537/General-Municipal-Law-Referrals>

GML-239m Referrals

1. Site Plan Review for a Site Plan Approval under consideration by Fort Edward (T) Planning Board

(Submitted by Zoning Board for PA review in August 2021)

Applicant: Dolan Solar

Address: Various [Tax ID#s 187.-1-6.4; **187.-1-6.3**; 87.-1-7; 187.-1-15.1; 187.-1-13.1; 187.-1-13; 187.-1-10; 187.-1-11.2; 188.-2-1]

Project: 20MW Solar Facility

Summary

This large solar project had been reviewed by the Planning Agency August 2021. For the August review the Planning Agency looked at the conditions of an area variance and returned comments as follows:

The Planning Agency found this project to be a *matter of essentially local concern with the Comments that the local board should closely examine the statutory criteria for granting an area variance and their applicability to this application. Some notes of concern:*

- *The applicant is looking for 50% side setback relief, which may be considered substantial.*
- *The area variance application does not adequately address the five-factor area balance test.*
- *Town Law and Village Law has not employed the “practical difficulty” standard since July 1, 1992. (Ref. Coon Local Government Technical Series Zoning Board of Appeals, 2005)*

Further project documentation has been provided by the applicant to update the application. Note that the number of project parcels have changed from 8- 9 project parcels, adding 187.-1-6.3.

Proposed Determination

Discussion

Comments/Notes

2. Site Plan Review for a Site Plan Approval by Kingsbury (T) Planning Board

Applicant: Mallory Depalo, Lucky Dog LLC

Address: 1595 State Route 196 [Tax ID# 147.-2-32]

Project: Construct new structure and parking lot

Summary

Applicant proposes expansion to an existing dog boarding operation that includes the construction of a building and parking on a disturbed parcel. Refer to project application for description and aerial photos.

Proposed Determination

Matter of local concern

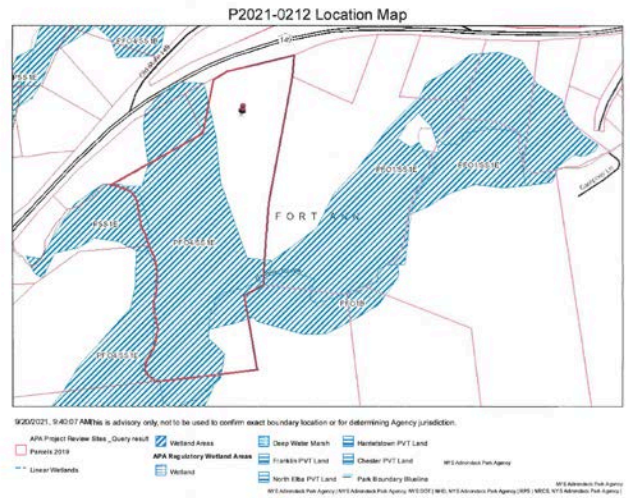
Comments/Note

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APA Notices (written comment period)

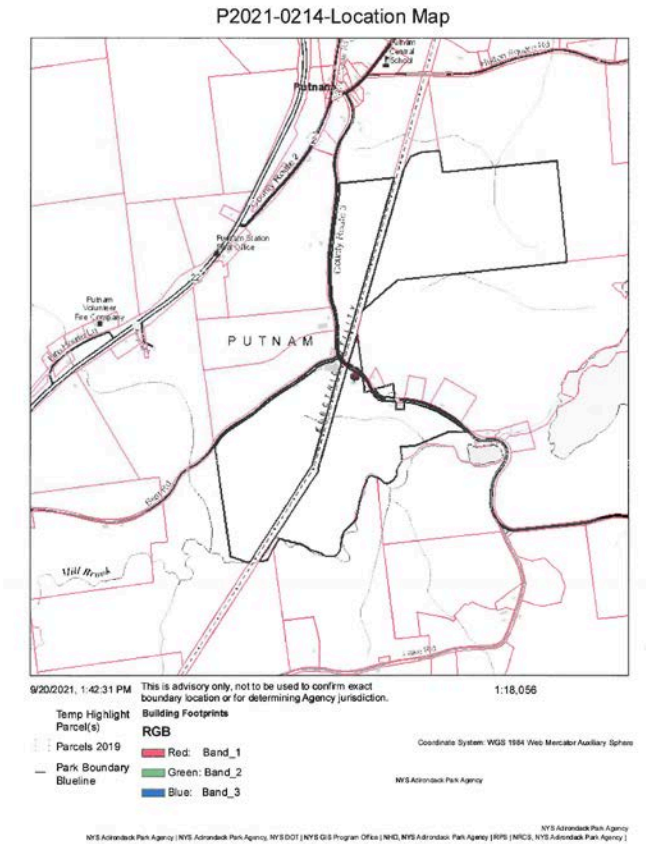
1. **Public Notice 2021-0212 “application received”**

Location: Town of Fort Ann, Washington County
 State Route 149
 Location ID: Section 110.18, Block 1, Parcel 12.1 Moderate Intensity
 Project: Minor Public Notice for a proposed 2-lot subdivision involving wetlands.



2. **Public Notice 2021-0214 “application received”**

Location: Town of Putnam, Washington County,
 County Route 3
 Location ID: Section 13, Block 2, Parcel 20.1 Resource Management
 Project: Proposed 2-lot subdivision of 203.6 acres to create a 98-acre lot and a 105.6-acre lot.



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3. Public Notice 2021-0234 “application received”

Location: Town of Fort Ann, Washington County,
Crawford Lane
Location ID: Section 119, Block 2, Parcel 43 Moderate Intensity
Project: Proposed commercial use involving equipment rental
and repairs

