

**TOWN OF JACKSON
PLANNING BOARD MEETING
June 19, 2018**

The Town of Jackson Planning Board met on Tuesday, June 19, 2018 at the Town Hall at 7:00 pm for a special meeting with the following people in attendance:

Board members:

- Noel Hanf, Chairman
- Doug Gordon
- Irene Headwell
- Mark Mahoney
- Jamie Nolan
- Cheryl Record
- John Tully

Others present:

- Maureen Beddows
- Laura Chadwick, Washington Co. RPTS

WASHINGTON COUNTY TRANSFER STATION

Laura Chadwick, Director for Washington County Real Property Tax Services was present with the application and SEQR for the transfer station parcel where the county wishes to subdivide 5.45 acres from the 11.52 acre parcel. The county has a contract to sell the proposed lot of 5.45 acres to Earth Waste and Metal (EW&M) who has been leasing all of the county transfer stations for the last five years. Since the parcel also contains the county highway building and fuel facility, the Transfer Station needs to be subdivided from the lot. A proposed easement to EW&M for ingress and egress over the existing access has been established.

To prepare for the SEQR, Chairman Hanf and the Clerk contacted the Department of Environmental Conservation on Monday, June 11, 2018, to inquire about EW&M's permit application to determine if they plan any changes to the transfer station site. On June 14th Katelyn John, DEC's Assistant Environmental Engineer, returned our message and followed it with the email below,

As we discussed this morning, the Washington Co. Town of Jackson Transfer Station is being sold to Earth Waste & Metal and therefore the previously registered facility will now require a permit with the Department due to it being owned and operated by a private entity instead of a municipality. The facility applied for a permit to operate as a Transfer Station and Recyclables Handling and Recovery Facility with no tonnage increase beyond the previously registered limit of 50,000 CY (cubic yards) or 12,500 tons of household solid waste received annually. The permit application does not include any major changes or modifications to the current operation at the site. The email is on file.

The information from Ms. John is consist with *Section XVII Conduct of Business by Tenant* found in the June 1, 2013 Lease Agreement between Washington County and EW&M. At the June 5, 2018 Planning Board meeting County Administrator Chris DeBolt had already stated that the county does not have plans to change the use of the remaining lands which include county highway building and fuel facility.

If EW&M plans any changes in the future to the transfer station site, they will be required to complete the site plan review process.

The Board reviewed Part 1 of the SEQR and completed Part 2.

A **motion** was made by Gordon, seconded by Record to classify the project an unlisted action. Motion carried in favor 7-0.

Roll Call:

Noel Hanf	Aye	Jamie Nolan	Aye
Doug Gordon	Aye	Cheryl Record	Aye
Irene Headwell	Aye	John Tully	Aye
Mark Mahoney	Aye		

A **motion** was made by Gordon, seconded by Record to give the project a negative declaration. Motion carried in favor 7-0.

Roll Call:

Noel Hanf	Aye	Jamie Nolan	Aye
Doug Gordon	Aye	Cheryl Record	Aye
Irene Headwell	Aye	John Tully	Aye
Mark Mahoney	Aye		

A public hearing will be scheduled for Tuesday, July 10, 2018 at 7:00 pm. The Clerk will mail letters to the adjacent property owners.

CALABRESE/MONOLITH SOLAR FARM

Maureen Beddows was present to inquire about a solar farm that is being proposed by adjacent property owner Peter Calabrese in cooperation with Monolith Solar Associates, LLC. She asked

- about what the potential impact a solar farm could have on the stream that runs from Calabrese's property down to hers and provides water to her animals;
- if a solar farm adjacent to her property could lower her property value; and
- how long the lease agreement might last.

These are questions, among others, the Planning Board will investigate during the site plan review process. The sketch plan for this project is scheduled for the July 10, 2018. Mrs. Beddows was encouraged to attend the meeting.

Adjourned at 7:43 pm

Respectfully submitted,

Tammy Skellie-Gilbert
Planning Board Clerk

NEXT MEETING:

Tuesday, July 10th at 7:00 pm (second Tuesday due to holiday)