

**TOWN OF JACKSON  
PLANNING BOARD MEETING  
August 7, 2018**

The Town of Jackson Planning Board met on Tuesday, August 7, 2018 at the Town Hall at 7:00 pm for the regular monthly meeting with the following people in attendance:

**Board members:**

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

**Others present:**

- Mary Dailey & Marilyn Dailey Woodard
- Harold Gilbar
- Andrew Petersen, Monolith Solar
- Lisa Shaw
- Dorothy Yurschak, PennyDot Realty

**MINUTES**

A **motion** was made by Mahoney, seconded by Record to approve the July 10, 2018 meeting minutes as written. Motion carried in favor 6-0.

**LISA SHAW / ANITA ROWLAND**

Lisa Shaw was present with a survey map of her property at 314 Stanton Road (tax map #232.-1-2.1). In agreement with her mother, Anita Rowland (located at 333 Stanton Road, tax map #232.-1-2), she requested a boundary line adjustment to add .39 acres to her parcel which would allow the septic to be completely on her parcel. In addition, it would increase the footage between her garage and property line from five feet to 26 feet. An Agency Designation Form must be completed by Mrs. Rowland.

A **motion** was made by Mahoney, seconded by Headwell stating this project is a boundary line lot adjustment making it exempt from subdivision regulations, contingent upon receiving the Agency Designation Form. Once the form is signed and the Mylar is printed the Chairman will stamp and sign the maps. Motion carried 6-0.

**WILLIAM & MARY DAILEY**

Mary Dailey was present with her daughter Marilyn, and Realtor Dorothy Yurschak who will serve as Designated Agent for the Daileys. Mrs. Dailey would like to subdivide their 13.3-acre vacant lot (#231.-2-7) located near 72 Nesbitt Lane. This parcel is divided by Nesbitt Lane with approximately 50% of lands lying on each side of the road. Mrs. Dailey would like to create one new lot using the road as the new boundary. The surveyor will have the maps ready for the September 4<sup>th</sup> meeting.

**HAROLD GILBAR/HEDGES LAKE, INC.**

Harold Gilbar presented with a letter to the Board members that essentially requested that the Planning Board consider granting a waiver to Mr. Gilbar if he decides to subdivide a 32-foot section of his waterfront parcel along Hedges Lake (#231.59-3-46). Considering the length of the letter, the Board decided to respond to Mr. Gilbar in writing.

**PETER CALABRESE – COMMUNITY SOLAR**  
**(in partnership with Monolith Solar Associates, LLC)**

Andrew Petersen, Permitting Manager for Monolith Solar Associates, LLC was present with updated information about the proposed Community Solar project they're planning on Peter Calabrese's 10+ acre vacant lots located at 3042 State Route 22 (parcel #232.-1-28.5 ~ 10-acres & #232.-1-18.1 ~ 0.3-acres). Since the July meeting, the project has been scaled back approximately 45-50%. Mr. Petersen will provide a survey map at the September meeting. The application has been updated. The Agency Designation form and Ag Data Statement have been submitted. We have not yet received the fee.

Mr. Petersen shared the following information:

- Since the project will be built less than 275 feet from State Route 22, lines for the solar panels will be placed underground.
- The solar panels have a life expectancy of 30 years although Mr. Calabrese's lease is only 20 years.
- Towards the end of the 20-year lease, Mr. Calabrese has the choice to either extend the contract five additional years or request that Monolith remove the panels and restore the land to its original state (decommission plan has been written into the contract). The Planning Board has requested to see the contract.
- If Monolith, as a business, discontinues as a business, another company will be required to absorb their contracts and obligations.
- Monolith as received approval from the NYS Department of Transportation for the curb cut off State Route 22. This property has been used by a local farmer for many years so road access had already existed.
- Once the building permit is approved, the plan is then given to NYSERDA for review.
- There will be 15-feet around the panels. Monolith will be responsible for maintaining the mowing and upkeep of the portion of property they are using.

Letters were sent to the adjacent neighbors prior to this meeting to notify them about the project. The Board has not yet completed the site visit, however, the adjacent neighbors will be invited to join them.

**Adjourned** at 8:55 pm

Respectfully submitted,

Tammy Skellie-Gilbert  
Planning Board Clerk

**NEXT MEETING:** Tuesday, September 4<sup>th</sup> at 7:00 pm