

**TOWN OF JACKSON
PLANNING BOARD MEETING
September 11, 2018**

The Town of Jackson Planning Board met on Tuesday, September 11, 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
- Doug Gordon
- Irene Headwell
- Mark Mahoney
- Jamie Nolan
- Cheryl Record

Others present:

- Gary & Rose Ackley
- Maureen Beddows
- Peter Bell
- Marilyn Dailey Woodard
- Andrew Petersen, Monolith Solar
- Richard Wielt
- Dorothy Yurschak, PennyDot Realty
- One other present

MINUTES

A **motion** was made by Mahoney, seconded by Nolan to approve the August 7, 2018 meeting minutes as written. Motion carried in favor 5-0 with Gordon abstaining.

WILLIAM & MARY DAILEY

Dorothy Yurschak, Realtor and Designated Agent for the Daileys was present with surveyor Peter Bell and Marilyn Dailey Woodard to share the survey map of Dailey's vacant lot (#231.-2-7) located near 72 Nesbitt Lane. Although the measurements on the survey are complete, Mr. Bell still needs to add any applicable notes, deed references, etc. He stated it would be completed and delivered to the Town Clerk's office next week.

While completing the survey, it was determined that the vacant parcel was not 13.3 acres, but rather 11.96 acres. The Daileys wish to subdivide the parcel using Nesbitt Lane as the new boundary dividing between the two portions. Parcel one will be 7.58 acres located on the west side of Nesbitt Lane while parcel two will be 4.38 acres on the east side of Nesbitt Lane. Currently, the Dailey's have a buyer for parcel one who has no intentions of developing the lot. At this time, Dailey's are not planning to sell parcel two. The Board reviewed part one of the SEQR and completed part two.

A **motion** was made by Gordon, seconded by Headwell to classify the project an unlisted action. Motion carried in favor 6-0.

Roll Call:

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

A **motion** was made by Gordon, seconded by Nolan to give the project a negative declaration. Motion carried in favor 6-0.

Roll Call:

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

A public hearing will be scheduled for Tuesday, October 2, 2018 at 7:00 pm. The Clerk will mail letters to the adjacent property owners.

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

Andrew Petersen, Permitting Manager for Monolith Solar Associates, LLC was present with more information about the proposed Community Solar project being planned 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). On Thursday, August 30th at 8:00 a.m. a site visit was held with the following people present: Irene Headwell, Mark Mahoney and Richard Wielt. Mr. Petersen expected a representative from Monolith to attend, but no one did.

During the site visit, it was determined that in order to minimize the visual impact as seen from Mr. Wielt's property, the majority of arrays could be shifted approximately 50 ft. east keeping the northern most line as is so that it's within 275 ft. from State Route 22 thus keeping the electric lines underground. Mr. Petersen thought it might a workable option, but they (Mr. Petersen, Mahoney, Nolan and Mrs. Beddows) agreed to meet at 9:00 am the next morning (9/12/18) to confirm the idea. Mrs. Beddows, however, stated during the meeting that she would like a vegetative buffer on the northern side of the property to minimize her line of sight from the arrays. The Board requested that Monolith use white spruce trees rather than Arborvitae trees which are attractive and edible to deer.

The Board then reviewed the checklist to determine what elements, if any, are missing for the application to be considered complete. The following are items that still need to be submitted:

- Under *Sketch Plan*: #2;
- Under *Submission of Application*: e, g, p & s

Mr. Petersen said he would submit the missing items to the Clerk by September 18, 2018.

The final item discussed was the spring which runs from the Calabrese property to the Beddows property. Mr. Petersen said that the location of the spring could be identified so that Monolith installers could maneuver around the spring. The Board encouraged Mr. Calabrese and the Beddows to have a written agreement regarding the spring. Monolith will talk with Mr. Calabrese and possibly write an agreement for the two parties to sign.

Adjourned at 8:44 pm

Respectfully submitted,

Tammy Skellie-Gilbert
Planning Board Clerk

NEXT MEETING: Tuesday, October 2nd at 7:00 pm