

**Town of Jackson Town Board Meeting  
June 7, 2023**

The Town Board of the Town of Jackson met on June 7, 2023 at 8:00 PM at the Town Hall for the regular monthly meeting.

**PRESENT:**

- Jay Skellie..... Supervisor
- Travis Rea..... Councilman [Arrived at 8:04 pm]
- Edward Rouse..... Councilman
- Carol Rich..... Councilwoman
- Jennifer VanDeWater..... Councilwoman
- Molly Dixson..... Town Clerk
- Sean Carney..... Highway Superintendent
- Donna Nolan..... Budget Officer

**Also present:** Jackson Solar 1, LLC Attorney Alec Gladd, several residents including Lewis Steele, Richard Wirmusky, John Hedbring, Evelyn Estey, Geoffrey Engelman, Margaret Winship, Doug Reed, Howard Freed, Nancy Krauss and Sharon Dunn.

**RESOLUTION #59-23**

A motion by Councilwoman Rich, seconded by Councilman Rea; Resolution passed 5-0, **to accept the May 3<sup>rd</sup> meeting minutes with the correction of changing Resolution #49 to state that the Town approved purchasing a Hotsy hot pressure Washer from Capital Tractor for the cost of \$4,900.00.**

**RESOLUTION #60-23**

A motion by Councilman Rouse, seconded by Councilwoman VanDeWater; Resolution passed 5-0, **to approve the Town Clerk & Supervisor Reports for May 2023 as follows:**

Town Clerk Fees to Town	\$21,345.13
Supervisor Receipts	\$26,717.37
Supervisor Disbursements	\$62,586.32

**Citizens for the Battenkill** – Resident Nancy Krauss was present, along with other residents of the Town, to share concerns regarding the recent application for a liquor license of The Preserve on the Battenkill, a “glamorous” campground located at 935 State Route 313. Nancy, as the spokesperson for the group who also lives on Route 313, went around the room to hand out copies of a speech she had prepared for the Board. Ms. Krauss then addressed the Board with the concerns mentioned in her speech. She explained that she had spent some time pulling neighbors and friends within the community to speak on the liquor license application for the campground. She stated that she thought it was her democratic right to be advised of these applications and be permitted the time to speak on them before they are approved. She stated that she believes residents had not been given adequate notice as the Board had waived the 30-day waiting period at the April meeting, and requested the Board rescind their

approval of the liquor license application. She stated her concerns in regards to the environment and public safety. Supervisor Skellie stated that the Town followed all of the proper procedures set by NYSLA in regards to the Liquor License notification/application. Clerk Dixson spoke to advise the concerned residents that liquor licenses are not applied for through the Town, but through the NYSLA. The Town is simply notified when an applicant plans to apply for the license. The Board then makes any comments which are then sent to NYSLA and are considered when the Authority reviews an application. Ms. Dixson also stated that the 30-day period was not to notify residents of the Town, but instead was a period the applicant typically would have to wait after notifying the municipality. Resident and neighbor of the campground, Jeff Engelman spoke to share his concerns with his property butting the grounds. He is weary that people drinking next door may be problematic and desires a mechanism to separate his property with the campground. Mr. Engelman shared that he wishes to stay on good rapport with his neighbors but wants to address the idea of building a fence between their properties. Resident Howard Freed then spoke to ask if we really want an RV park along the river. Supervisor Skellie stated that most of the land along the river is privately owned. Mr. Freed then stated that he is concerned about sewage and has spoken with the NYSDOH. Mr. Freed shared that even though it may be acceptable and permitted by NYSDOH, it may not be acceptable to him as he is looking 75 years down the road. Ms. Kraus stated that they do not wish to perpetuate a decision that was made 40 years ago to have an RV campground. Sup. Skellie expressed that he hears all concerns and if any person wishes to make comments to the NYSLA or needs any information regarding the campgrounds, they can contact the Clerk for assistance.

**Andrews Road Concerns** – Richard Wirmusky and John Hedbring we present to speak on behalf of all 16 residents of Andrews Road. Mr. Wirmusky stated that he has spent a lot of time maintaining the road over the years and feels neglected by the Town. He asked that the road be considered for paving in the future, as roads such as Colfax and Shields were paved when they had less residents than Andrews. Mr. Wirmusky stated that he does not wish to complain but wants to get something done for him and his neighbors. He asked that the Town at least consider putting crushed stone down if they are not prepared to pave the road. Supt. Carney advised Mr. Wirmusky that some bugs need to be worked out along the road before paving can begin.

Mr. Hedbring spoke to address his concern with the Amish wagons that are hard to see at night. Supervisor Skellie stated that this concern is completely out of Town hands but the County is currently working to try to regulate some of the issues that have been raised.

## **REPORTS**

**Highway** – Highway Supt. Carney was present to report on the Highway Dept.'s activity over the month of May. All paved roads have been completed for the year. Dunbar Road was cleaned to Center Falls Road and then to County Route 61. Most roads have been graded at least once. The Highway crew completed an all-day amateur training. Supt. Carney received prices on blocks for building the salt shed at the Highway building.

**Planning Board** – Planning Board Clerk Dixson shared a report of Tuesday night’s meeting:

- There was a subdivision for a property on Colfax Road first on the agenda. After some confusion with the applicant’s survey map at the May meeting, Board member Mahoney spoke with the applicant’s attorney on the phone to clear up the confusion. The applicant and his attorney were present at last night’s meeting with the same survey map from before that presented the same issues to the Board, as the parcels were not labeled correctly for the subdivision to remain minor. The attorney disagreed with the Board’s perception of the map but agreed to make the necessary changes and bring the updated map to the applicant’s public hearing in July. The Board approved the plat on the contingent that the changes be made.
- A second subdivision application was on the agenda for a property on Plains Road. After review of the map, the Board agreed that to continue as a minor subdivision, the neighboring property owner would need to apply. The Board suggested the applicant have the surveyor correct the map to show 100 ft. or less, thereby making it a boundary line adjustment. The applicant will attempt to return to the July meeting with the updated survey.
- A BLA applicant from August of 2021 returned with a modified survey that now moves the line over the 100 ft mark to remain a BLA. He explained that he wishes to do a second lot line adjustment with the other neighboring property under his LLC. The Board suggested he just do one subdivision for the 3 parcels, creating lot 1, 2 and remaining lands. The applicant hopes to return with the subdivision application for the July meeting.
- The Board reviewed the solar checklist as well as the draft of the solar application and agreed that the documents looked good to them but wished to have the Town Attorney review to be sure.
- After speaking with County Planner Pam Landi following the May meeting, Kelly Donahue advised the Board of Pam’s interest in coming to a future meeting to help in the creation process of the Comprehensive Plan, as well as her interest in helping the Town secure funds for the project. Members seemed to agree that setting a meeting outside of the regular monthly meeting would help put more focus on the comp. plan. Board member Donahue and Clerk Dixson will work on setting up a date with Ms. Landi.
- Board member VandenBerg gave a brief update on the equipment for Town Hall, which was set up yesterday. There was one issue with connecting the screen caster but the Clerk is working on contacting the IT service to get this resolved. Erik commended Budget Officer Nolan for being instrumental in purchasing everything we needed.

**OLD BUSINESS**

- Budget Officer Nolan and Supt. Carney are working on getting estimates for both an additional building at Town Hall and a salt shed at the Highway Barn. Supervisor Skellie requests that if any person thinks of a purpose for the Town’s ARPA funds, bring the idea forward to the Board.
- The date for the Town picnic has been set for the 28<sup>th</sup> of July at 6:00 pm at the American Legion located on Route 22 in the Town. Any questions regarding this event please call the Clerk for information.

## **NEW BUSINESS**

- Newleaf Energy Attorney Alec Gladd requested the Board confirm that the Notice to Proceed stated in the Decommissioning Agreement for the Jackson Solar 1, LLC project will not be issued until after the design is approved by the designated Engineer, as was previously discussed with the Planning Board.

### **RESOLUTION #61-23**

A motion by Councilman Rea, seconded by Councilwoman Rich; Resolution passed 5-0, **to confirm that the ‘Notice to Proceed’ for Jackson Solar 1, LLC under Town Site Plan Review, as stated in the Decommissioning Agreement dated December 28, 2022, will not be issued until after the construction drawings are completed and approved by the Town Designated Engineer upon submission by Jackson Solar 1, LLC.**

### **RESOLUTION #62-23**

A motion by Councilwoman VanDeWater, seconded by Councilman Rouse; Resolution passed 5-0, **to approve the Blue Flame Fixed Pre-Paid Plan for the 2023-2024 heating season at \$838.46 for 273 gallons.**

**Supervisors Report** – There was no Supervisor’s report for the month.

### **RESOLUTION #63-23**

A motion by Councilman Rea, seconded by Councilwoman VanDeWater; Resolution passed 5-0, **to approve the following budget amendment:**

- Show \$940.00 in A8020.4A to reflect monies received for solar project fees.

### **RESOLUTION #64-23**

A motion by Councilman Rouse, seconded by Councilwoman Rich; Resolution passed 5-0, **to approve the following budget amendment:**

- Show \$15,000.00 in A8020.4B to reflect monies received for solar project escrow.

### **RESOLUTION #65-23**

A motion by Councilwoman Rich, seconded by Councilman Rea; Resolution passed 5-0, **to approve the following budget Transfer:**

- A1620.4 Schoolhouse – A1620.4 Town Garage for \$631.94

**RESOLUTION #66-23**

A motion by Councilman Rouse, seconded by Councilwoman Rich; Resolution passed 5-0, **to approve the payment of the following bills as audited on June 7, 2023, Abstract #6 and authorized the Supervisor to pay said bills from the respective funds:**

FUND	BILL #	AMOUNT
General	59-73	\$3,549.05
Highway	89-106	\$16,188.31
Highway 6A	107	\$340,209.74

**RESOLUTION #67-23**

A motion by Councilman Rouse, seconded by Councilman Rea; Resolution passed 5-0, **to adjourn at approximately 9:42 pm.**

The meeting was adjourned at 9:42 pm.

Molly Dixson, Town Clerk