

**TOWN OF JACKSON  
PLANNING BOARD MEETING  
June 2, 2020**

The Town of Jackson Planning Board met on Tuesday, June 2, 2020 at 7:00 pm via GoToMeeting.com for the regular monthly meeting. Each Board member received documents prior to the meeting for each project being discussed tonight. The following people were connected:

**Board members:**

- Noel Hanf, Chairman
- Irene Headwell
- Mark Mahoney
- Amy Maxwell
- Cheryl Record
- Nick Rowland
- John Tully

**Others present:**

- Sami Aslam, Borrego Solar
- David Bellemare
- Bill Dailey III
- ReJean Devaux, Engineer for Borrego Solar
- Sharon Dunn
- Adam Fishel, Borrego Solar (subcontractor)
- Arek Gordon, Assisting with GoToMeeting
- Steve Long, Project Manager, Borrego Solar
- PJ McKeown
- Chris Ponessi, Engineer for Dailey project
- Victoria Ruggles

**MINUTES**

A **motion** was made by Mahoney, seconded by Rowland to approve the March 3, 2020 meeting minutes as written. Motion carried in favor 6-0 with Tully abstaining.

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

Harold Gilbar provided copies of an updated survey map of the waterfront property he quitclaimed to Mike and Kathleen Morgan in April 2019. Washington County (as well as the Town of Jackson) requires that the Jackson Planning Board give approval of this boundary line project. Mr. Gilbar didn't connect via GoToMeeting.com. The Board, however, decided to take action since they had already met with Mr. Gilbar at a previous meeting and specified what updates the map needed.

A **motion** was made by Maxwell, seconded by Mahoney approving that land quitclaimed to Mike and Kathleen Morgan identified on a map dated January 8, 2020 by surveyor William Wiley is a boundary line lot adjustment making it exempt from subdivision regulations.

**BARBARA MALAY / JEFF & VICTORIA RUGGLES**

Victoria Ruggles connected to the meeting to discuss a sketch plan of a minor subdivision of approximately 10 acres from a 98.50-acre lot owned by Barbara Malay. The Malay property is located at 344 State Route 313 (parcel ID: 248.-2-23). Mrs. Malay's daughter, Pamela Smith serves as Power of Attorney and is expected to sign an Agency Designation Form to give the Ruggles permission to represent the Malay property. If the subdivision is approved, the 10 acres would be conveyed to the

Ruggles who would combine it with their 2-acre lot (parcel ID: 248.-2-26). The Ruggles have the paperwork and are waiting for the survey to be completed.

**WILLIAM E. DAILEY JR. TRUST**

Bill Dailey III presented a site plan application where he seeks approval to establish an eight-unit, RV hookup site on a 4.38-acre lot on Nesbitt Lane (parcel ID: 231.-2-7). The RV units will be for private family use only, not for commercial use. The site has an existing well and septic, however, Mr. Dailey is proposing additional pumping equipment to connect to the existing system. Prior to submitting his application, he had spoken to Patrick Freeborn at Washington County Code Enforcement about the project.

Mr. and Mrs. William E. Dailey Jr. who both passed away in 2019, owned three adjacent parcels along Nesbitt Lane. The 4.38-acre lot has a one-story garage on it. Bill III, wishes to finish the plans his father, Bill Jr. drafted in 1989 to have an RV site where the family could visit. Bill III proposed the following modifications: (1) the eight-unit RV layout will be V-shaped each with an electrical hookup; and, (2) additional septic equipment will be installed to connect to the existing system. Bill III’s engineer, Chris Ponessi was also connected to answer questions. Mr. Ponessi commented that the 30-year-old septic looks brand new.

Following the site plan procedures, the Clerk sent letters dated May 18, 2020 to the adjacent property owners to make them aware of the proposed project. Additionally, the Clerk emailed a copy of the same letter to Joseph DeConno, President of the Hedges Lake Association. The letter included the following statement: *A public hearing may or may not be scheduled at a later date.* No comments were received from anyone prior to nor during the meeting regarding this project.

The Board reviewed part I of the SEQR and completed part II.

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

Roll Call:

Noel Hanf	Aye	Cheryl Record	Aye
Irene Headwell	Aye	Nick Rowland	Aye
Mark Mahoney	Aye	John Tully	Aye
Amy Maxwell	Aye		

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

Roll Call:

Noel Hanf	Aye	Cheryl Record	Aye
Irene Headwell	Aye	Nick Rowland	Aye
Mark Mahoney	Aye	John Tully	Aye
Amy Maxwell	Aye		

Public hearings for site plan review applications are at the discretion of the Planning Board. Since Mr. Ponessi and Patrick Freeborn have been involved to ensure proper engineering of the additional septic equipment, and because no residents expressed concern about this project, the Board decided a public hearing would not be needed.

A **motion** was made by Mahoney, seconded by Tully to give the William E. Dailey Jr Trust site plan project a conditional approval contingent upon receiving approval from Washington County Code Enforcement for the septic system modifications. In addition, Mr. Dailey stipulated in the application, that the site will be for private family use only. Motion carried in favor 7-0.

Roll Call:

Noel Hanf	Aye	Cheryl Record	Aye
Irene Headwell	Aye	Nick Rowland	Aye
Mark Mahoney	Aye	John Tully	Aye
Amy Maxwell	Aye		

### **PAULINE LAPOINT/BORREGO SOLAR**

Several people from Borrego Solar connected to the meeting including ReJean DeVaux, Sami Aslam, Adam Fishel and Steve Long (who replaced Lindsey McEntire following her promotion). Borrego proposes to rent 28 acres from a 61.50-acre lot owned by Pauline Lapoint located at 2609 State Route 22 (parcel ID 239.-2-45).

After the March Planning Board meeting, the Clerk sent letters dated March 30, 2020, to five agencies stating that it intends to declare itself lead agency for the environmental review of the proposed solar project. The deadline to respond was June 1, 2020. Two agencies sent letters including the NYS Department of Transportation (DOT) and the NYS Department of Environmental Conservation (DEC). Both concurred with the Jackson Planning Board’s intent.

A **motion** was made by Maxwell, seconded by Mahoney to identify the Jackson Planning Board as the lead agency for the environmental review of the proposed Pauline Lapoint/Borrego Solar project. Motion carried 7-0.

Since the March meeting, Steve Long stated that Borrego has met with Cambridge Fire Chief Tom Gray regarding fire protection of the site. Chief Gray stated that a full-size, pickup truck or four-wheel would be able to get up the hill, but no large fire trucks. Typically, in case of a fire, the volunteer fire department focuses their efforts to save lives, then structures such as homes, barns and outbuildings. In the case of solar panels, the department would focus instead on protecting the adjacent residents and their buildings.

Borrego has also met with DOT. As a result of that meeting, and the meeting with the fire chief as well as comments from an adjacent neighbor, the location of the access road has been moved south near the farm gate on Lapoint’s property. While an access road entrance already exists, it will need to be widened and improved to accommodate large vehicles and equipment. At the time of the Planning Board meeting, Borrego had not yet finalized plans with DOT because the DOT requires more information.

Adam Fishel, a Borrego Solar subcontractor from Marathon Engineering, has been working with the DEC on site access, drainage and stormwater plans. There is a relatively flat, existing sand/gravel area on the southeast corner of the parcel that will likely be further developed for stormwater purposes and will include a 3-4 foot berm. Borrego will provide the Planning Board with the stormwater plan at a future meeting.

Mr. Fishel also commented that establishing any type of shielding for the lower portion of panels near State Route 22 will not be possible due to the steep topography.

Chairman Hanf commented that before the Planning Board can begin work on the SEQR, they will need to review the contract/lease agreement as well as the decommissioning plan. Mr. Long and Mr. Devaux commented that the decommissioning plan can't be finalized until other elements have been completed (i.e. stormwater plan).

**NEXT MEETING: Tuesday, July 7, 2020 @ 7:00 pm**

**Adjourned** at 9:10 pm

Respectfully submitted,

Tammy Skellie-Gilbert  
Planning Board Clerk