

**TOWN OF JACKSON  
PLANNING BOARD MEETING  
August 4, 2020**

The Town of Jackson Planning Board met on August 4, 2020 at 7 pm via a GoToMeeting. All the board members received any paper work pertaining to the current projects prior to the meeting. The following people were in attendance-

**Board Members:**

- Noel Hanf
- Amy Maxwell
- Mark Mahoney
- Irene Headwell
- Nick Rowland (absent)
- Cheryl Record
- John Tully (via phone)

**Others Present:**

- Duane Lineback
- Steve Long (Borrego Solar)
- Sharon Dunn
- Carol Dailey Kelley
- Marilyn Dailey Woodard

**Minutes**

A motion was made by Mark Mahoney, seconded by Amy Maxwell to approve the July 7th, 2020 meeting minutes as written. Motion carried in favor 6-0.

**William Dailey Jr Trust**

Carol Dailey Kelley and Marilyn Dailey Woodard were in attendance with a sketch plan for a minor subdivision, to create 2 new lots at 72 Nesbitt Lane, Parcel ID 231.16-4-8. Proposed lot 1 will be located just west of the Dailey's primary residence and border Nesbitt Lane. If approved, they plan to build a home on lot 1. Proposed lot 2 is the existing Dailey homestead and the one other existing outbuilding. The remaining lands will be combined with the adjacent camp lot (also owned by the William Dailey Jr. Trust), Parcel ID 231.16-4-7 located just east of the Dailey's home. The existing driveway will provide access for the lots 1 and 2, however, a new driveway location has been identified for lot 2. In addition, a driveway cut has been identified for lot 3. Patrick Freeborn, Washington County Code Enforcement, has determined that there is adequate space on lot 1 for well and septic.

**BARBARA M MALAY/JEFF AND VICKI RUGGLES**

Vicki Ruggles was present, representing Barbara Malay, with the map of the property located at 344 State Route 313, Parcel ID 248.-2-23. She proposes to subdivide 10.88-acres from the 98-acre parcel. The lot is currently owned by Barbara Malay. The proposed lot would be sold to Jeff and Vicki Ruggles for the purpose of hunting with no plans to build on the property. Since the proposed lot doesn't have 50-foot road frontage, the Ruggles will have to combine the 10.88 acres to their adjacent residential Parcel ID 248.-2-26.

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 6-0.

Roll Call:

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

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

Roll Call:

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

**PAULINE LAPOINT/BORREGO SOLAR**

Representative from Borrego Solar, Steve Long, joined the GoToMeeting. The board was given updated documents from Borrego Solar prior to the meeting including

- Updated Project Schedule
- Updated Decommissioning cost sheet

Steve Long reported that they received their report from DEC. He stated that everything is still on schedule and there were no major comments or concerns from DEC. Any comments the DEC did have would be addressed by Borrego within the next week. Chairman Hanf suggested submitting an article to the Eagle to make the public aware of the solar project before scheduling the public hearing. This would give the public the opportunity to voice their questions or concerns about the project. Chairman Hanf will draft an article and will send to Borrego for any input they may have before it is submitted for publishing. There was a question of space for a public meeting so it was suggested to hold the meeting at the American Legion on State Route 22.

Chairman Hanf questioned the decommissioning plan stating that there needs to be clarification of the cost for decommissioning and the bond. He went on to suggest that the Town should hire a consultant to review the decommissioning plan and the cost. The consultant will be at Borrego's expense. Mr. Long stated that the Town and Borrego can find a bonding agent that can be agreed upon. Mr. Long also stated that the 2% is typical for a decommissioning agreement for solar projects. Mahoney questioned the updated decommissioning cost of disposal of materials after their removal. Mr. Long said that that was with the costs of transportation. He also said that most of the materials are recyclable or salvageable at county recycle centers. That includes the panels that are made of glass and metal, which are fully recyclable. Chairman Hanf questioned that if the cost for removal of materials, reseeding of the land and other costs related to decommissioning exceeds the estimated cost can the town tap into the bond to cover the rest of the cost. Mr. Long stated that he assumed that the decommissioning will be completed within the estimate presented. He also explained that the example of the decommissioning plan was from a project in Batavia that was written by Batavia's town attorney. Borrego also has other examples from Batavia decommissioning agreements if the planning board would like to review those as well. Chairman Hanf would like the planning board to have a better understanding of how the bond works and the escalation rates for the decommissioning agreement before the SEQR is completed.

**Next Meeting:** Tuesday, September 1, 2020 @6 pm

**Adjourned:** @8:31 pm

Respectfully submitted,

Victoria Ruggles