

**TOWN OF JACKSON
PLANNING BOARD MEETING
September 1, 2020**

The Town of Jackson Planning Board met on September 1, 2020 at 6 pm at the Cambridge American Legion. The following people were in attendance-

Board Members:

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

Others Present:

- ReJean DeVaux (Borrego Solar)
- Steve Long (Borrego Solar)
- Tracey Davis
- Paul Davis
- Robert McGeoch
- Kelly Donahue
- Holden Clous
- Carol Rich
- Deborah Whitman
- Sharon Dunn
- Jay Skellie
- Bruce Squires
- Others not signed in

Public Hearing

The public hearing was opened at 6 pm for the Malay/Ruggles subdivision. Holden Clous was in attendance with interest in the subdivision. There were no questions or concerns on the project. The public hearing was closed at 6:03pm.

Minutes

A motion was made by John Tully, seconded by Cheryl Record to approve the August 4th, 2020 meeting minutes as written. Motion carried in favor 6-0.

BARBARA M MALAY/JEFF AND VICKI RUGGLES

Mrs. Ruggles confirmed that there is a right of way on the north west edge of the property going up to the property line of Holden Clous. Mrs. Ruggles stated that it was William Wiley that completed the

survey on July 23, 2020. A motion to approve the subdivision was made by Mahoney and seconded by Tully. Motion carried in favor of 6-0.

Roll Call:

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

The mylar map was signed and dated by Chairwoman Maxwell.

ROBERT MCGEOCH

Robert McGeoch was in attendance with his survey map for a proposed subdivision at 2431 State Route 22, Parcel ID 248.-1-1. Mr. McGeoch proposed to divided off 4.62 acres from the 110 acre property with the intension to sell. The original farm house is located on the proposed 4.6 acres. The survey was completed by Peter Bell.

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

A **motion** was made by Hanf, 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 Record, seconded by Tully 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 and ReJean DeVaux, attended the meeting to present the solar project to the public and answer any questions they may posed. The board was given a document from Borrego Solar prior to the meeting about the glare study on solar panels.

A few questions were asked by the public. James Griffith, White Creek Town Supervisor, asked what type of solar project it was and it was clarified by Long that this is considered a Community Scale project, as opposed to a largescale project. Other questions posed by the

community were on the issues of noise, placement, how they will be mounted and how many panels there will be. Long and DeVaux stated that the public will not be able to hear any noise from the inverters outside of the property line. The panels will be placed in two separate areas. There will be 16 acres of panels near the property buildings and 12 acres to the west on the hill. The panels will be mounted on a screw system where a pole is screwed into the ground and the panel mounted on top. There will be less disturbance to the property with this type of mounting. There will be three concrete pads for equipment. Long and DeVaux assured that the entire facility will be fenced in around the two separate areas of panels and equipment. They addressed the question of what would happen if the panels either stopped working or were damaged. Long said that the system is monitored at all times from a remote location and any issues are addressed immediately. The question was also raised on how the public can apply for service once the project is completed. DeVaux stated that people can go on the NYSERDA site to sign up. Once the project is complete, there will also be a flyer mailed to everyone in the area with instructions on how to sign up for solar savings. Long said that once the project is started it should take about 1 to 2 months for the 1st phase of installation (installing all equipment) and 2 to 3 months for the 2nd phase (electrician work). They can work through the winter, weather permitting. Long and DeVaux will provide locations of current projects and completed solar projects if anyone would like to see them in action.

The town has retained the services of a consulting company for the solar project. The fees associated with the consulting company will be paid by the applicant.

NOTE: A couple of days after the September 1st meeting, ReJean DeVaux sent the Town Clerk a list of solar properties that Borrego established which are in full operation located in Whitehall. If someone wishes to visit the site, he stated that one must stay on the service road. Each of these sites are on private property:

- Greenmount Cemetery Lane (just off County Route 12)
- 218 Buckley Road (two sites)
- 3400 County Route 21

November Planning Board Meeting

The board discussed when the November meeting will take place, since the regular meeting day would fall on election day. They agreed on hold the November meeting the following Tuesday, November 10th.

WEL-DUN, INC.

On September 17, 2019, the Planning Board gave a conditional approval for a site plan review project submitted by Wel-Dun, Inc. (Tim Jansen) for a large storage building on Dunbar Road. For the conditional approval, the applicant was required to provide the Planning Board with a copy of the approved building permit from Washington County Code Enforcement with no substantial changes from what was approved during the site plan review process. Following the meeting, the Clerk had sent a letter to the applicant reiterating the conditional approval. The letter is on file. Months later, the applicant was contacted by the Planning Board Clerk requesting a copy of the approved building permit, however, no phone calls were returned. The Clerk did determine that a building permit was issued on October 24, 2019, however the building permit was approved for 9,010 square feet instead of the 7,200 square feet presented in the site plan review.

Next Meeting: Tuesday, October 6, 2020 @ 7 pm

November Meeting: Tuesday, November 10, 2020 @ 7 pm

Adjourned: @ 6:47pm

Respectfully submitted,

Victoria Ruggles