

**TOWN OF JACKSON
PLANNING BOARD MEETING
FEBRUARY 2, 2021**

The Town of Jackson Planning Board met on February 2, 2021 at 6 pm at the Town of Jackson town Hall. The following people were in attendance-

Board Members:

- Amy Maxwell
- Mark Mahoney
- Irene Headwell (GoTo)
- Nick Rowland (absent)
- Steven Chuhta
- Kelly Donahue
- John Tully

Others Present:

- Town Clerk, Tammy Skellie-Gilbert
- ReJean DeVeux
- Steve Long (GoTo)
- Steve LeFevre
- William Zeppetelli
- Laura Zeppetelli
- Sharron Dunn (GoTo)

Minutes

A motion was made by Mark Mahoney, seconded by Steve Chuhta to approve the January 19, 2021 meeting minutes as written. Motion carried in favor 6-0.

WILLIAM AND LAURA ZEPPELELLI

William and Laura Zeppetelli were in attendance with their survey map for a proposed subdivision 89 Bowen Hill Lane, Parcel ID 248.-2-28.1. The Zeppetellis proposed to divided off 3.45 acres from the 57-acre lot with the intension to convey it to their son. The survey was completed by Russell E. Howard Licensed Land Surveying.

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

A **motion** was made by Tully, seconded by Donahue to classify the project an unlisted action. Motion carried in favor 5-0.

Roll Call:

Amy Maxwell	Aye	Steven Chuhta	Aye
Kelly Donahue	Aye	Mark Mahoney	Aye
John Tully	Aye	Irene Headwell (abstaining)	

A **motion** was made by Tully, seconded by Chuhta to give the project a negative declaration. Motion carried in favor 5-0.

Roll Call:

Amy Maxwell	Aye	Steven Chuhta	Aye
Kelly Donahue	Aye	Mark Mahoney	Aye
John Tully	Aye	Irene Headwell (abstaining)	

The public hearing is scheduled for March 2, 2021 at 6 p.m. at the Town of Jackson town hall.

PAULINE LAPOINT/BORREGO SOLAR

It was observed by Chuhta that E2d was missing an answer on part I of the SEQR and the address was incorrect on the first page as well. ReJean DeVeux and Steven LeFevre both said that there will be a complete and final part I on file before there is a final approval for the project. There was discussion over whether Mr. Larry Lapoint should listed on the lease agreement or not, since he has passed away, but is still listed on the properties deed. Mr. DeVeux said there will be an amended lease with Jackson Solar 1 LLC and all current property owners before final approval. Chari Maxwell suggested that Mr. Lapoint's estate lawyer in get in touch with the project lawyer to decide how names should be listed on the lease.

The planning board went over part II of the SEQR for the Borrego Solar project. It was discussed #3 that it will not impact any wet lands on the property. Mr. DeVeux stated that because there is a SWPPP on file with the DEC they are covered. There were questions with #9 about the impact of aesthetic resources and if there were any officially designated scenic areas near the site. Tully had concerns about being able to see the solar panels from Lake Lauderdale beach or the surrounding area. Donahue said she would do more research for the board to find out where, if any of the area is an officially designated scenic area.

After some research is done the board will complete part II of the SEQR at the meeting on March 2, 2021.

Mahoney had questions about the updated decommissioning agreement and the updated conditions of approval. Chair Maxwell said that the board will discuss the updated documents at the next meeting.

A motion was made by Mahoney and seconded by Donahue to extend the public hearing for Borrego Solar project until March 12, 2021. Motion was passed in favor 6-0.

Next Meeting: Tuesday, March 2, 2021 @ 6 pm

Adjourned: @ 8:54 pm

Respectfully submitted,

Victoria Ruggles

Town of Jackson, Planning Board Clerk