

**TOWN OF JACKSON
PLANNING BOARD MEETING
October 1, 2024**

The Town of Jackson Planning Board met on October 1, 2024 at 6:30 pm at the Town of Jackson Town Hall. The following people were in attendance-

Board Members:

- Kelly Donahue
- Erik VandenBerg
- Mark Mahoney
- Irene Headwell
- Amy Maxwell
- Michael Ammaturo

Others Present:

- Sterling DePaul (via video conference call)
- Renee Carter
- Lewis Steele

Planning Board Chair Kelly Donahue welcomed Michael Ammaturo as the newly appointed Planning Board member. As Michael has yet to take his oath, he will opt out of voting at this meeting.

SEPTEMBER 3RD MINUTES

A **motion** was made by Amy Maxwell and seconded by Erik VandenBerg to approve the September 3rd meeting minutes as read. Motion carried in favor 5-0.

A **motion** was made by Amy Maxwell and seconded by Irene Headwell to amend the motion approving the September 3rd meeting minutes to include the September 3rd, 2024 email from Lewis Steele regarding the site plan approval of the Jackson Solar 1, LLC project as an attachment to the minutes. Motion carried in favor 5-0.

SEPTEMBER 18TH MINUTES

A **motion** was made by Amy Maxwell and seconded by Irene Headwell to accept the September 18th, 2024 special meeting minutes with the addition of adding the September 18th, 2024 email from Lewis Steele and the September 3rd letter from Alita Giuda of Couch White LLP regarding the site plan approval of Jackson Solar 1, LLC as an attachment to the minutes. Motion carried in favor 5-0.

JACKSON SOLAR 1, LLC UPDATE

Sterling DePaul of Barton and Loguidice video conferenced into the meeting to give an update on the Jackson Solar 1, LLC project. He advised the Board that the project sponsors and EPC have met all of the requirements of their original site plan and have been notified that they will be permitted to pick up construction of the site. At this time, Barton and Loguidice is still waiting to receive a copy of the updated construction schedule for the project, which they will then forward onto the Town. They have received guidance regarding the impervious slope concern from DEC and the issue has been resolved. Board member Mahoney questioned if there is a slope limitation that should be incorporated into the Town Solar Law. Sterling stated that there is vague guidance regarding slope limitations from DEC and it may be too early to see what impacts there may be from slopes over 10%. He advised that the Planning Board should incorporate language into the law that provides for a more advanced review of any projects on slopes greater than 10%.

SZTORC FAMILY BATTENKILL, LLC

The Board reviewed the sketch plan for Sztorc Family Battenkill, LLC at 1785 State Route 313, tax map ID #234.-2-2. Attorney Renee Carter was present on behalf of the Sztorc family and explained the map to the Board. She explained that the property's tax map lists both sides of State Route 313 as one parcel, but is listed as separate parcels in the deed description. The one deed has four separate property descriptions, including the adjacent parcel 234.-2-4. The applicant wishes to separate the property across the road into two separate tax map ID #'s to corroborate the deed description. Washington County Real Property advised her that she would need a letter from the Town Planning Board stating this is not of Town concern and should be resolved with the language of the deed. Renee will check in on what Washington County Real Property requires and return to the November Planning Board meeting.

NOVEMBER REGULAR PLANNING BOARD MEETING DATE CHANGE

A **motion** was made by Mark Mahoney and seconded by Amy Maxwell to change the date of the November regular Planning Board meeting to Tuesday, November 12th at 6:30 pm. This change is due to Election Day falling on November 5th. Motion carried in favor 5-0.

COMPREHENSIVE PLAN COMMITTEE UPDATE

At the September 24th Comprehensive Plan Committee meeting, the Committee went over the biggest issues that were brought up by the survey such as broadband connectivity and small-town commercial expansion concerns. Erik VandenBerg hopes to have a draft Comprehensive Plan by this time in November for Board members to review. He also plans to give an update to Town

Board members on the results of the comp. plan survey at the October regular Town Board meeting.

COMMERCIAL BATTERY ENERGY STORAGE LAW UPDATE

Board members reviewed the Commercial Battery Energy Storage Law draft and important markers that were noted in the NYSERDA Battery Energy Storage System Guidebook. NYSERDA noted that permits were important when reviewing BESS systems. Chair Donahue advised that she will speak with Washington County Code Enforcement about this. Board members agreed that fees need to be involved. Chair Donahue stated the Town could reach out to Barton and Loguidice to see if they can review BESS applications. Board members also want to reach out to first responders and Washington County Public Safety to get their input. Board member Ammaturo questioned the size of the facilities. Chair Donahue stated that there are different tiers incorporated into the draft law. Board members agreed that there needs to be fences and adequate access into the sites for first responders to access. Board member Mahoney stated that they need to consider the size of the buffers.

A **motion** was made by Amy Maxwell and seconded by Erik VandenBerg to adjourn the meeting at 7:15 pm.

Motion carried in favor 5-0.

Next Meeting: Tuesday, November 12th, 2024 @ 6:30 pm

Adjourned: 7:15 pm

Respectfully submitted,

Molly Dixon, Town of Jackson