

**TOWN OF JACKSON
PLANNING BOARD MEETING
January 7, 2025**

The Town of Jackson Planning Board met on January 7, 2025 at 6:30 pm at the Town of Jackson Town Hall. The following people were in attendance-

Board Members:

- Kelly Donahue
- Steve Chuhta
- Mark Mahoney
- Irene Headwell
- Amy Maxwell

Others Present:

- Lewis Steele
- Renee Carter
- Eric Strebel

[Board Member Ammaturo participated in the meeting proceedings via video conference call.]

Chair Donahue notified the Board of Erik Vandenberg's departure from the Planning Board at the end of his term on December 31st. Board Member Ammaturo, who was filling out a remaining term that also expired at the end of 2024, was reappointed to another 7-year term that will conclude on December 31st, 2031. Erik Vandenberg has agreed to finalize the Town Comprehensive Plan and is aiming to get a final draft complete by the February Planning Board meeting.

DECEMBER 3RD MINUTES

A **motion** was made by Mark Mahoney and seconded by Irene Headwell to approve the December 3rd, 2024 meeting minutes as written. Motion carried in favor 4-1 with Steve Chuhta abstaining.

LAKE LAUDERDALE CAMP INC.

Renee Carter was present on behalf of Lake Lauderdale Camp at 824 North Shore Way, tax map ID #232.17-1-37. Upon reviewal of prior years' documentation, Board member Mahoney advised that this subdivision has attempted to come through the Planning Board several times in the past and has been halted due to regulations in NYS Realty Subdivision law. The Planning Board has required the property join a homeowner's association along with adjoining parcels to meet NYS public health and environmental requirements. Renee advised that she was not aware of any prior subdivision application on this property and agreed to look into the issue more. The Planning Board Clerk provided Renee with copies of meeting minutes from 2014 and 2015 when the subdivision was last considered.

COMMERCIAL BATTERY ENERGY STORAGE LAW UPDATE

Chair Donahue thanked Board members for their notes on the draft law. With concerns brought up during the process of drafting the law, both the Planning Board Chair and the Town Supervisor felt it necessary to address these with the Town Attorney, who advised that said concerns regarding the topography of the Town of Jackson may warrant a prohibition of commercial battery energy storage systems to protect the health, safety and welfare of Jackson and its residents. Chair Donahue pointed out other Towns within NYS that have created local laws prohibiting commercial battery storage facilities. Board member Chuhta agreed with this direction, as he believes local emergency responders are not prepared for facilities of this magnitude. Board member Ammaturo agreed and said that at this time, it is clear there are safety concerns and uncertainties but that may be different one day.

With all members of the Board agreeing with drafting a law prohibiting the construction and operation of commercial scale battery energy storage facilities with reasoning as to why the Town of Jackson is not a suitable location for said facilities, Chair Donahue will present this consideration to the Town Board at the January 8th regular Town Board meeting.

JACKSON SOLAR 1, LLC – SITE INSPECTION DEFICIENCIES

Recent site inspection reports from Barton and Loguidice have been shared with the Planning Board regarding construction of the Jackson Solar 1, LLC project with the most recent on January 2nd noting several items out of conformance, some that were noted at past inspections that have yet to be corrected. Of those items are silt fences surrounding certain sediment basins that are in failure and wetland protection fences, stone lining and check dams that have yet to be installed. Other concerns are noise complaints from contractors working outside of standard working times. Board members agreed that a date needs to be set with stop work order enforcement if deficiencies are not corrected by that time. Board member Mahoney questioned if there should be a 7 ft. tall fence with a space beneath for small wildlife to pass through, as he remembers this in the original site plans. Chair Donahue will reach back out to Barton and Loguidice with the question regarding the fence and to address the notice of deadline.

A **motion** was made by Amy Maxwell and seconded by Steve Chuhta to adjourn the meeting at 7:02 pm.

Motion carried in favor 5-0.

Next Meeting: Tuesday, February 4th, 2025 @ 6:30 pm

Adjourned: 7:02 pm

Respectfully submitted,

Molly Dixon, Town of Jackson