

**TOWN OF JACKSON
PLANNING BOARD MEETING
February 4, 2025**

The Town of Jackson Planning Board met on February 4, 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
- Michael Kniffen

JANUARY 7TH MINUTES

A **motion** was made by Amy Maxwell and seconded by Irene Headwell to approve the January 7th, 2025 meeting minutes as written. Motion carried in favor 4-1 with Steve Chuhta voting against.

MICHAEL AND JANET KNIFFEN

Michael Kniffen was present for a possible 1-lot minor subdivision of his property located on 395 Cambridge Battenville Road, parcel ID #238.-1-9.2. Michael, who wishes to convey a 4.68-acre lot to his daughter Amy and her husband Paul Sherwood, was present at the April 2024 Planning Board Meeting with a sketch plan of the project. Michael requested a waiver on the 50 ft road frontage requirement, as Amy and Paul live adjacent to his property and will be combining the 4.68-acre piece with their parcel #238.-1-9.3. At the time, the Planning Board advised the applicant that the waiver would be applied to the subdivision as long as the Town were to receive a copy of a letter that proves the intent of purchase and confirms that the parcels will be combined by Paul and Amy Sherwood. The applicant was then advised to return with a survey map that shows lot 1 and remaining lands and the entire tract of the parcel being subdivided.

Michael showed the current survey map, which has the former owner's name on the parcel Michael currently owns, to the Board and explained that the surveyor could not label the parcel with his name on it without doing an entirely new survey of the property. Board member Mahoney disagreed with this and stated that the surveyor can show property ownership from current deed descriptions. Renee Carter advised that the County will not file a map for the subdivision without the recorded name of the current owner. Board members agreed they cannot file a subdivision map that does not show the property owner that is subdividing nor the action

that is being taken (i.e. a subdivision and not a boundary line adjustment). The Board advised Michael to return to the surveyor to show lot 1 on the survey being conveyed to Paul and Amy Sherwood from Michael and Janet Kniffen, and remaining lands of Michael and Janet Kniffen. They also requested Michael find the survey map from 2002 that is referenced that may fill in some of the gaps missing on the current survey map.

SZTORC FAMILY BATTENKILL, LLC

Renee Carter was present on behalf of Sztorc Family Battenkill, LLC at 1785 State Route 313, parcel ID #234.-2-2. Following the November 2024 regular Planning Board Meeting, Renee has resolved the deed discrepancy on the property and wishes to get two separate tax ID #'s issued for the two pieces across Route 313. She explained that the deed individually described the two pieces but the County will not issue the parcel ID without the Town's consent. The Board agreed that they would feel more comfortable with a formal minor subdivision to divide the piece into separate parcels. They requested Renee return with an application package and survey showing lot 1 and remaining lands.

COMMERCIAL BATTERY ENERGY STORAGE PROHIBITION

The Planning Board reviewed copies of the Commercial Battery Energy Storage Prohibition Law. The Town Board will review at tomorrow's regular Town Board Meeting and set the date for the public hearing on the local law. Chair Donahue will be requesting a 6-month extension of the Utility Scale Solar, Wind and Alternative Energy Moratorium at the TB meeting as well.

JACKSON SOLAR 1, LLC – SITE INSPECTION UPDATES

Barton and Loguidice has been following up with Millcreek Renewables regarding site inspection requirements noted in previous inspection reports. A small change was made regarding the fencing alignment that was okayed and will not affect any setback requirements. Proposed level spreaders have been replaced with fiber rolls due to challenges laying out on the hill with the bulldozer. B&L will continue to monitor as building progresses to ensure all requirements are being met by the project owners and builders.

At this time, Chair Donahue asked if there were any comments from the public. Resident Lewis Steele questioned if the Comprehensive Plan draft is finalized yet. Chair Donahue advised that Erik VandenBerg has yet to finish the draft but she will reach out to get an update on its current status.

A **motion** was made by Steve Chuhta and seconded by Amy Maxwell to adjourn the meeting at 7:41 pm.

Motion carried in favor 5-0.

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

Adjourned: 7:41 pm

Respectfully submitted,

Molly Dixon, Town of Jackson

DRAFT