

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

The Town of Jackson Planning Board met on March 4, 2025 at 6:34 pm at the Town of Jackson Town Hall. The following people were in attendance-

Board Members:

- Kelly Donahue
- Michael Ammaturo
- Mark Mahoney
- Irene Headwell

Others Present:

- Lewis Steele
- Renee Carter
- Eric Strebel

FEBRUARY 4TH MINUTES

The motion to approve the February 4th Planning Board minutes was postponed until the April regular meeting, as a majority of all members present for that meeting was not met.

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. At the February regular Planning Board meeting, the Board agreed that obtaining a separate tax ID number for the parcel on the western side of the road required a minor subdivision process. However, Renee noted that since the State had built State Route 313 through the existing parcel, this situation creates two sides of the patent lot. As a result, a formal minor subdivision process is not necessary to obtain the separate tax ID.

Renee requested a signed letter to provide to the Washington County Clerk's office stating that subdivision approval for this parcel is not required by the Town of Jackson. The Planning Board agreed to this, provided that the drafted letter references the relevant New York State subdivision law statute. Renee will draft the letter and return it for the Chair's approval and signature.

A **motion** was made by Michael Ammaturo and seconded by Mark Mahoney to approve Chair Donahue signing the letter addressed to the Washington County Clerk's Office, stating that the survey presented to them, created by William A. Wiley, Land Surveyor, and dated January 29, 2025, and the subsequent sale of one portion of the land that the highway was built through, is not subject to Planning Board subdivision approval.

Motion carried in favor 4-0.

COMMERCIAL BATTERY ENERGY STORAGE PROHIBITION

Chair Donahue updated the Board on two changes to the draft Commercial Battery Energy Storage System Law. The definition for CBESS's now specifies they are for storing energy for all renewable energy sources. Additionally, fines for violations have increased: \$10,000 for a first offense and \$20,000 for a second, with escalating fines for ongoing violations. A public hearing on the Local Law is scheduled for the March Town Board meeting at 1:00 pm.

UTILITY SCALE SOLAR, WIND AND ALTERNATIVE ENERGY LAWS

A 6-month extension for the Utility Scale Solar, Wind, and Alternative Energy Moratorium was granted during the February regular Town Board meeting. This extension gives the Planning Board an additional 6 months to revise the current solar law and draft legislation to regulate wind and alternative energy facilities. Chair Donahue emphasized that our goal in the coming months is to collaborate on the necessary revisions to the current solar law, which will then be sent to Whiteman, Osterman and Hanna LLP for review. Board member Ammaturo suggested that we compile a list of concerns raised by Jackson Solar 1, LLC to consider during the revision process. Chair Donahue proposed creating a shareable Google document, allowing everyone to contribute to the changes.

COMPREHENSIVE PLAN UPDATE

Chair Donahue and Clerk Dixson will set a time to go over the current draft Comprehensive Plan and get a final draft together for review at the next meeting.

At this time, Chair Donahue asked if there were any comments from the public. Resident Lewis Steele questioned if there will be prioritized citizen input while drafting revisions to the solar law. Chair Donahue stated that can be scheduled into the timeline.

A **motion** was made by Mark Mahoney and seconded by Michael Ammaturo to adjourn the meeting at 6:59 pm.

Motion carried in favor 4-0.

Next Meeting: Tuesday, April 1st, 2025 @ 6:30 pm

Adjourned: 6:59 pm

Respectfully submitted,

Molly Dixson, Town of Jackson