

TOWN OF GAINES PLANNING BOARD MEETING
DECEMBER 7, 2021
TOWN HALL

Meeting Called to Order by Chairman Watt at 7:01 P. M.

Pledge to the Flag led by Gerald Monagan

PRESENT: Christopher Watt, Chairman; Gerald Monagan; Brenda Radzinski
Justin Kirby – Absent – Due to COVID

GUESTS IN ATTENDANCE: Doug Bower, Brian and Dawn Ettinger, David Thom, Jared Parrem and Joyce Riley

APPROVAL OF MINUTES

Chairman Watt asked for a motion to approve the minutes of November 3, 2021; Motion moved by Brenda Radzinski and 2nd by Gerald Monagan

Ayes 3; Nays 0; 1 Absent – Justin Kirby

Motion Carried.

ANNOUNCEMENTS:

Chairman Watt let the board and audience know they were short 1 board member tonight due to COVID and was not able to attend.

Secondly, the STENTDS Bacon Road Application has been withdrawn and more details would be discussed later in tonight's meeting.

PUBLIC HEARINGS:

Ken Haylett – Seasonal Labor Housing located on Kenyonville Road.

Chairman Watt stated Ken Haylett was not able to be present at tonight's meeting as he had COVID. However, the public hearing was still going to go forward.

Hearing Opened at 7:05 P.M.

There were no people to voice for or against.

Hearing Closed at 7:10 P.M.

Chairman Watt then stated that the Application had gone to the County Planning Board and was approved. The only issue they had was regarding the Special Use Permit. They want to make sure expectations are done each year to keep the Special Use Permit in compliance. If these guidelines are not followed, the Special Use Permit could then be seized. If they have to transfer the Special Use Permit to another applicant, they will have to redo the Special Use Permit showing the transfer. After 2 years, the Special Use Permit will also need to be redone, as it will expire in 2 years, according to the new law. Chairman Watt then shared that Ken Haylett was present via phone in case there were any objections to this project. Since there were no objections; Chairman Watt let him go so he could get some rest.

Motion to Approve the Application while following the County Planning Board's requirements; Motion moved by Gerald Monagan and 2nd by Brenda Radzinski

Ayes 3; Nays 0

1 Absent – Justin Kirby

Motion Carried.

Brian Ettinger – Special Use Permit and Site Plan for a Home Bakery at residence on Brown Road

Hearing Opened at 7: 15 P.M.

There were no people to voice opinions, therefore the hearing was Closed at 7:16 P.M.

Chairman Watt then stated it went to the County Planning Board, they did not see or have any issues, and they approved it.

Chairman Watt had a couple of minor issues; one was the lighting they had around the bakery area. It needs to be adequate so they do not have any issues with people there and falling especially in the wintertime when it gets dark at 4:00. Chairman Watt did not want to see someone fall on their way to or from their vehicles. The other question the Chairman needed to know was the hours of operation.

Brian Ettinger stated he would make sure the lighting was up to the standards and the hours of operation would be 9 to 5.

Chairman Watt felt this was all satisfactory and no other issues needed to be taken care of.

Chairman Watt asked for a motion to approve the application as stated by the Orleans County Planning Board; Motion moved by Brenda Radzinski and 2nd by Gerald Monagan

Ayes 3; Nays 0

1 Absent – Justin Kirby

Motion Carried.

OLD BUSINESS:

STENDTS SOLAR PROJECT

Chairman Watt stated the Bacon Road Solar Panel Project Application has been withdrawn and to make it official they would need to make a motion.

The Town of Gaines Planning Board as of December 7, 2021 accepts the withdrawal of the application as the applicant requested by Brenda Radzinski and 2nd by Gerald Monagan

Ayes 3; Nays 0

1 Absent – Justin Kirby

Motion Carried.

UDERITZ SOLAR PROJECT

No representatives were present. Chairman shared with the board there is no update at this time as he is still waiting on the Town Attorney and has not heard anything. A write up was left with the Attorney as he was corresponding with the applicant's attorney. No word or information at this time, just had one minor issue to be fixed and then they would be able to hopefully finalize this project. No further action taken at this time.

PESCARA Solar Project:

The representative Jarred Parram was present. Chairman Watt stated the PESCARA project went to the County Planning Board. The County approved it with 2 minor issues.

The first issue are the trees that are going to be used in and around the project for screening. Chairman Watt wanted to make sure they are using Pine trees instead of Junipers as the deer love Junipers and will destroy them. Jarred, stated as far as he knew they were not using Junipers.

The other minor issue was making sure the company was responsible for the life of the project and maintaining anything that needed to be repaired. Jarred stated the application mentioned this was going to be taken care and they would be the primary care taker and keep up on maintenance.

Chairman Watt then mentioned they would need to set up a public hearing, as this is the next step to moving forward. He felt that it would be best to have 2 separate public hearings; one at the Town of Gaines and one at the Town of Carlton to make things easier. Chairman Watt plans to schedule the Town of Gaines Planning Board Public Hearing for January 4, 2022. Not sure where the meeting will be held, it will depend on how many people we could expect and not sure what will happen with COVID. He also mentioned that it could be postponed if the weather is bad, as it is New York and you can never predict the weather.

At this time, no further action is required.

Audience Comments:

Joyce Riley who is a Zoning Board of Appeals Member just wanted to share that she was there by mistake, as she thought it was the night for her meeting. She was glad to be there, as she has to learn some thing and saw how the Planning Board works.

Doug Bower wanted to thank the Board members for putting up and dealing with the STENDTS Solar Panel Project. He was happy with the way that things went and was even happier the applicant decided to withdraw.

Gerald Monagan thanked Doug Bower and the neighbors that showed up to the meetings each month and sharing their issues with this project. He felt that they all had learned a lot about these projects and are planning on coming up with some new requirements with the 6 month moratorium. In the future, the process will be a little smoother.

ADJOURNMENT

Motion to adjourn at 7:35 P. M. by Brenda Radzinski, 2nd by Gerald Monagan.

Ayes 3; Nays 0

1 Absent – Justin Kirby

Respectfully submitted,
Sarah Bradshaw
Secretary