

TOWN OF GAINES PLANNING BOARD MEETING

APRIL 5, 2022

TOWN HALL

Meeting Called to Order by Chairman Watt at 7:00 P. M.

Pledge to the Flag led by Justin Kirby

PRESENT: Christopher Watt, Chairman; Gerald Monagan; Brenda Radzinski; Justin Kirby; Doug Bower

GUESTS IN ATTENDANCE: James Kirby; Janet Ward; Kevin Overton; Kris Schultz; Gryenne Schults; Brett Kast; Jared Parrem; Sherman Gittens from MRB Group

APPROVAL OF MINUTES

Chairman Watt asked for a motion to approve the minutes of March 1, 2022; Motion moved by Gerald Monagan and 2nd by Doug Bower

Ayes 5; Nays 0

Motion Carried.

PUBLIC HEARING CONTINUATION:

PESCARA Solar 1 Project

Hearing Opened at 7:05 P.M.

Jared Perram from PESCARA is in attendance at tonight's meeting for any questions or comments. No questions or comments were made.

Discussion then started with Attorney Doug Heath commenting on the land lock property they are dealing with in the Town of Carlton. The Attorney stated by combining these 2 parcels PESCARA will have to pay higher taxes, Jared agreed. More details were discussed between Attorney Doug Heath and Jared Perram regarding the situation with the taxes and how it would all work as well as the resolved solution of the land locked parcel. There will be a plan set at next month's meeting regarding the land lock parcel. It was suggested the Town Planning Board suspend the project in order to move forward later, by possibly 2 months. Chairman Watt questioned them putting the project on hold for one month with declaration of 90 days. A letter would need to be drafted stating this project will be put on hold for 90 days, after those 90 days the SEQR would then be addressed. Once the drafted letter is in the Chairman's hands, the motion to put this project on hold and to close the hearing. The drafted letter from PESCARA would need to be done by next month's meeting.

Chairman Watt asked for the hearing to be closed at 7:11 PM and the applicant is to provide a letter agreeing to the extra 90 days.

Ayes – 5; Nays – 0

Public hearing closed at 7:11 P.M.

Regular meeting opened at 7:12 P.M.

NEW BUSINESS:

Tillman's Village Inn Land Division

Chairman Watt told the board he had received an application from Tillman's Village Inn Restaurant and Inn for a Land Division. Kris Schultz, a Special Land Surveyor and Engineer, was in attendance at tonight's meeting who is representing this project. He presented the board with an updated survey of the subdivision. The restaurant will be one Parcel and the Inn will be on a separate parcel, which will then create Lot 1 and Lot 2. Chairman Watt let Kris know he was going to need to get approval for both subdivision and Variance. Chairman Watt and Kris Schultz had discussions regarding how they were going to work each lot. Chairman Watt had a couple of concerns such as parking for the Inn, Emergency Access and the situation with the septic. Chairman Watt would like to see the plans showing how they are going to make sure these issues would not cause problems. Kris Schultz explained to the board how they were going to make each of these concerns work and would be happy to provide the documentation needed to the board. Chairman Watt stated the information would need to get to the board before next month's meeting, so they would have time to review it before

they could move forward and send to the County Planning Board. No further action would be taken at this time. More discussion to follow at the next meeting.

KAST Farms Land Division

Chairman Watt shared with the board he had received an application from Brett Kast regarding a land division for his grandfather's property. Brett Kast will be moving into the grandfather's house and would like to divide the property from the farm property. The only issue Chairman Watt had was the barn was close to the division line of the property that will be divided, but that would be determined by the Zoning Board of Appeals. In the end, this application is accepted and will require a public hearing.

Chairman Watt asked for a motion to hold a public hearing for the Kast Farm Land Division on May 3, 2022; Motion moved by Doug Bower and 2nd by Justin Kirby

Ayes 5; Nays 0

Motion Carried.

OLD BUSINESS:

UDERITZ Solar Project

Chairman Watt started the discussion by letting the board know Janet Ward was present for tonight's meeting and they were going to review the information Janet had sent regarding some changes to the Gaines-Waterport Road Solar Project Application. There were discussions between the board, Sherman Gittens from MRB Group, Attorney Doug Heath, Janet Ward and the Attorney representing Janet Ward and the Solar Company. They discussed and approved multiple changes Janet was looking for to move forward. No further action would be taken until Janet is able to meet with the Gaines Town Board. Once they meet with them and get the approval they need, Janet will then have to meet again with the Planning Board to take the next steps in order to move forward. No further action taken at this time.

ADJOURNMENT

Motion to adjourn at 9:00 P. M. by, Gerald Monagan 2nd by Justin Kirby

Ayes 5; Nays 0

Motion Carried.

Respectfully submitted,
Sarah Bradshaw
Secretary