

TOWN OF GAINES PLANNING BOARD MEETING
FEBRUARY 1, 2022
TOWN HALL

Meeting Called to Order by Chairman Watt at 7:05 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: Jared Perram; Ron Mannella; Sherman Gittens from MRB Group

APPROVAL OF MINUTES

Chairman Watt asked for a motion to approve the minutes of January 4, 2021; Motion moved by Doug Bower and 2nd by Brenda Radzinski

Ayes 5; Nays 0

Motion Carried.

Chairman Watt asked for a motion to Recess the Regular meeting in order to continue the Public Hearing for Pescara 1; Motion moved by Gerald Monagan and 2nd by Doug Bower

Ayes 5; Nays 0

Motion Carried.

PUBLIC HEARING:

PESCARA Solar 1 Project

Hearing Opened at 7:08 P.M.

There was on one present from the public, therefore Chairman Watt let the hearing remain opening for 7 minutes in the event someone happened to show up late.

Hearing Closed at 7:15 PM – It will not be closed permanently and it will be continued at the next meeting, which is March 1st.

Regular meeting opened at 7:16 PM

OLD BUSINESS:

Chairman Watt discussed with the board and Sherman Gittens (MRB Group) the Saturn Project about whether to continue with SEQR II or postpone to a later time. There are still a few issues the board is dealing with and trying to take care of. More discussion to follow, no further action taken at this time.

NEW BUSINESS:

Application from Michael Arnold/Ron Mannella, 14167 Ridge Road; Tax Map #51.-1-1, for an Area Variance and Subdivision with 50' frontage.

Chairman Watt started the discussion stating he had received this application after the January 4th meeting. He saw that it had been sent to the Zoning Board of Appeals first before coming to us. Ron Mannella who was present at tonight's meeting stated he and Michael Arnold sat down with Dan Strong the Codes Enforcement Officer who helped fill out the application for land division and did what they were told. In the end, Chairman Watt will be happy to move forward with this project, but will need a few minor things before approving it. This application needs to come from the landowner to give consent stating Ron Mannella can act on his behalf. Ron Mannella stated the attorney put in an order for the survey and title search. Chairman Watt then discussed with the board and Ron the differences in the laws between both the Planning and Zoning boards. The Zoning Board of Appeals deals with the Area Variance while The Planning Board deals with the Site Plans and Special Use Permits. In the end, Chairman Watt would be happy to approve their part of the application and the Zoning Board of Appeals will have to approve the Area Variance using Article 78.

Motion to advertise the legal notice for a Public hearing, 1st by Justin Kirby and 2nd by Doug Bower.

Ayes – 5; Nays - 0

Carried

ADJOURNMENT

Motion to adjourn at 7:40 P. M. by, Justin Kirby 2nd by Brenda Radzinski.

Ayes 5; Nays 0

Motion Carried.

Respectfully submitted,

Sarah Bradshaw

Secretary