

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

Meeting Called to Order by Chairman Watt at 7:02 P. M.

Pledge to the Flag led by Chairman Watt

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

GUESTS IN ATTENDANCE: Michael Arnold; Ron Mannella; Sherman Gittens from MRB Group

APPROVAL OF MINUTES

Chairman Watt asked for a motion to approve the minutes of February 1, 2022; Motion moved by Brenda Radzinski and 2<sup>nd</sup> by Doug Bower

Ayes 5; Nays 0

Motion Carried.

Chairman Watt asked for a motion to Recess the Regular meeting to open a Public Hearing for Michael Arnold/Ron Mannella; Motion moved by Gerald Monagan and 2<sup>nd</sup> by Doug Bower

Ayes 5; Nays 0

Motion Carried.

PUBLIC HEARING:

Michael Arnold/Ron Mannella

Land Division

Hearing opened at 7:04 PM

There was no audience comments, board kept hearing open for 5 min

Public Hearing closed at 7:09 PM

Regular meeting opened back up

Chairman Watt stated he had a copy of the application for this project and all is appropriate. The only thing missing was the survey. Ron Mannella stated it had been ordered and was not sure how long it was going to take and once it was done he would make sure he gets a copy to Chris Watt.

Chairman Watt asked for a motion to approve the application with condition that final approval and sign off would not happen until after the reception of the survey; Motion moved by Gerald Monagan and 2<sup>nd</sup> by Brenda Radzinski

Ayes – 5; Nays – 0

Motion Carried

Chairman Watt then asked for a second motion to allow Mr. Watt to sign off for final approval after the final reception received matched by the boards previous copies with a condition on the parcel that only had 50' of road frontage, no construction of residential or commercial buildings; Motion moved by Justin Kirby and 2<sup>nd</sup> by Gerald Monagan

Ayes – 5; Nays – 0

Motion Carried

Continuation Public Hearing:

PESCARA Solar 1 Project

Hearing Opened at 7:15 P.M.

Jared Perram was not in attendance at tonight's meeting. Sherman Gittens from MRB Group shared an email he had received from Jarred explaining his situation for not being present.

There was no one present from the public and Chairman Watt stated they were still in the same situation as they were during last month's meeting.

Sherman Gittens from MRB Group gave the board an update on this project regarding the situation with the Town of Carlton and the land they are trying to merge. Sherman and the board had multiple discussions about what they should do next, such as what steps would need to be taken in order to move forward.

Chairman Watt talked about possibly tabling the project for a few months and maybe close the public hearing at April's meeting.

Sherman suggested they request in writing an agreement allowing an extension of review after April's meeting. This would allow the process in the Town of Carlton to concur.

Chairman Watt decided he would allow one more hearing next month and have Sherman create a letter from the Planning Board to the Town of Carlton agreeing with the moratorium by next month's meeting.

Sherman agreed to create the letter and make a call to the Town of Carlton to discuss this matter, letting them know where the Town of Gaines stands.

They will table this project after April's meeting and possibly start the SEQR process in order to get things moving.

Chairman Watt asked for a motion for Sherman Gittens from MRB Group to create and send letter regarding the next steps they will need to take in order to move forward; Motion moved by Doug Bower and 2<sup>nd</sup> by Brenda Radzinski

Ayes – 5; Nays – 0

Motion Carried

Chairman Watt then asked for a motion to have one more public hearing for Pescara 1 Project next month; Motion moved by Doug Bower and 2<sup>nd</sup> by Gerard Monagan

Ayes – 5; Nays – 0

Motion Carried

Public hearing closed at 7:30 P.M.

Regular meeting opened at 7:31 P.M.

OLD BUSINESS:

UDERITZ Solar Project

Chairman Watt shared with the board updates he had received regarding the Uderitz Solar Project. There were multiple discussions between the board and Sherman regarding the situation. Sherman provided the board with copies of information from Janet who is the contact person for this project regarding changes and requests that were made to the application. A copy will be added to the minute as well for review.

It was mentioned during the discussion this project had been approved back in August of 2021 and 6 months later the board had not heard anything until now. At this time, no further action will be taken and there will be more discussion at April's meeting.

Chairman Watt then shared with the board information regarding training they need to do in order to get their credit. There was some discussion regarding what needed to be done.

The board then planned to continue their discussion regarding the New Solar Laws. They are going to continue working on them until they are able to get things finalized.

ADJOURNMENT

Motion to adjourn at 7:50 P. M. by, Justin Kirby 2<sup>nd</sup> by Gerald Monagan

Ayes 5; Nays 0

Motion Carried.

Respectfully submitted,

Sarah Bradshaw

Secretary