

TOWN OF GAINES PLANNING BOARD MEETING
AUGUST 2, 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; Sherman Gittens from MRB;
Dan Strong

Excused: Doug Bower

GUESTS IN ATTENDANCE: Dan Schuth; Jen Stillwell

APPROVAL OF MINUTES

Chairman Watt asked for a motion to approve the minutes of July 5, 2022; Motion by Justin Kirby and 2nd by Brenda Radzinski

Ayes 3; Nays 0

Abstained – 1; Justin Kirby

Excused – 1; Doug Bower

Motion Carried.

HEARING:

Dan Schuth – Land Division

The public hearing opened at 7:07 PM

There were no questions or comments from the audience or the board.

The hearing closed at 7:12 PM

Chairman Watt then let Dan Schuth know they were not able to make a final approval until he submits a survey of the whole property, the 36' section and where the land will be divided. Dan Schuth let the board know he had not lined up a surveyor yet, so it would be some time before he would get it to them, but would make sure to get it done as soon as he could.

Chairman Watt asked for a motion to conditionally accept the land division application with the 36' right away access, part of property, the back section to be sold; contingent upon the Zoning Board approving the 36' frontage – Preliminary; Motion by Brenda Radzinski and 2nd by Gerald Monagan

AYES – 4; Nays – 0

Excused – 1; Doug Bower

OLD BUSINESS:

OLD DOGGE INN

Jennifer Stillwell was present for tonight's meeting. Chairman Watt let her know he had met with the County regarding the situation of her selling the business to Jocelyn Plummer. They discussed the situation with the Special Use Permit; she will have to get a new Tax ID Number like the one she had before with Jocelyn Plummer's name on it, which is what the County wants to have done. Chairman Watt stated he would go along with what the County wanted to do. At this point, this application will have to be sent to the County Planning Board before moving forward. It was mentioned the County Planning Board might not have a meeting this month as they may not have enough applications, so the application could then be sent back to the Town of Gaines Planning Board. At that point, the board can then make their approval and disregard the County Planning Board. The board then discussed how this would all work with the County Planning Board and the steps they would have to take next in order to move forward. A public hearing would also have to be done as well.

Chairman Watt asked for a motion to forward the application to the Orleans County Planning Board for review; Motion by Gerald Monagan and 2nd by Brenda Radzinski

Roll Call:

Chairman Watt – AYE

Brenda Radzinski – AYE

Gerald Monagan – AYE

Justin Kirby- AYE

Excused – Doug Bower

AYES – 4; Nays – 0

Excused – 1; Doug Bower

Motion Carried

Chairman Watt asked for another motion to hold a public hearing at the next meeting; September 6, 2022 at 7:05 PM;

Motion by Brenda Radzinski and 2nd by Justin Kirby

AYES – 4; Nays – 0

Excused – 1; Doug Bower

Motion Carried.

UDERITZ SOLAR PROJECT:

Sherman Gittens from MRB Group stepped up and shared with the board; updated information regarding the NextEra Solar Project. He stated he had received some information from Janet Ward regarding some changes that were made to the application. The change that needs to be made is the access road and the address. National Grid advised Janet they have to move the point of interconnection; two utility poles to the north. The original approved point of interconnection will not work due to other electrical lines on the particular line. Due to this situation, the new access road would be approximately 220 feet from the middle of the neighboring house to the north rather than 600 feet mentioned in the original application. This could possibly change the 911 address, but was not sure. There were multiple discussions regarding this matter between the Board, Sherman and the codes officer about how to handle the situation. Janet Ward is preparing the information and will plan on meeting with the board at September's meeting and discuss the situation. No further action will be taken at this time and more discussion to follow.

PESCARA 1 SOLAR PROJECT:

Chairman Watt started the discussion regarding this solar project and Jared Parrem was not present. There were multiple discussions between Chairman Watt, the board and Sherman Gittens from MRB regarding the situation. The main concern was Jared asking for another extension on this project, 30 days, which would give him a total of 64 days total, which would put them at the October meeting. At this point, there are still a few items that need to be taken care of and they are still waiting on the Town of Carlton to finalize a few things on their end. It was also mentioned the Town of Carlton was holding a Public hearing at their next meeting regarding the lighting district and they were hoping to send it to the County. At this time there is not much more the Town of Gaines Planning Board can do for the time being. No further action will be taken tonight.

LAST SUBJECT:

Chairman Watt shared with the board the need to get their new solar Laws finalized, as they will then have to present to the Gaines Town Board. The board, Chairman Watt and Sherman Gittens from MRB discussed steps they could take in order to finalize things before moving forward. They are getting close to the end of the moratorium so they need to get things taken care of quickly. It was decided to hold an extra Planning Board meeting August 30th at 7 PM to discuss and work on new Solar Laws.

ADJOURNMENT

Motion to adjourn at 8:00 P. M. by, Justin Kirby 2nd by Brenda Radzinski

Ayes 4; Nays 0

Excused – 1; Doug Bower

Motion Carried.

Respectfully submitted, Sarah Bradshaw; Secretary