

Meeting Minutes January 10th, 2024

At a regular scheduled meeting of the Planning Board of the Town of Mentz held in the municipal building, located at 14 Sponable Drive, Mentz, NY 13140 at 7:00PM, following were present:

Chairman: Fred Whiting

Member: Richard Burke

Member: Laura Torres

Clerk: Caitlin Bacon

Code Enforcement Officer (CEO): Jay Moose

Public Present: Barbara Clancy, Marc Kenword

Chairman Whiting called the meeting to order at 7:01PM, the Pledge of Allegiance was said by all present.

Acting Chairman Wilson proposed a motion to accept the meeting minutes from prior Planning Board meeting, December 13th, 2023, to be approved.

Motion to approve meeting minutes dated December 13th, 2023, as presented, by Chairman Whiting

Motion was seconded by Member Torres.

All in favor 3-0.

CEO Moose presented a minor subdivision as new business.

The Planning Board reviewed the subdivision request by Brian and Jaime Gates on the King Street/Baptist Hill property.

After reviewing, Chairman Whiting proposed a motion to allow the subdivision, aforementioned.

Motion seconded by Member Burke.

All in favor: 3-0

Chairman Whiting stamped and signed all documents.

The Planning Board moved to old business regarding the Solar Farm project on North Main Street.

Public Present Marc Kenward presented a letter from the New York State Parks, Recreation and Historic Preservation, reading aloud, stating that after reviewing the property, there is no properties eligible for the National Registers and no historic places will be impacted.

Mr. Kenward then offered to go through the Full Environmental Assessment form Part Two with the Planning Board.

Mr. Kenward stressed that his office did fill it out to the best of their ability, yet, assured the Planning Board that if there was anything they did not agree with or would like to change in any way, they could.

The Planning Board went through each line item and part and the key conversations were lead around:

- A dirt pile from the digging will be stored on site and be covered with a layer of grass to preserve it until the site is decommissioned and will be used to fill in areas where posts and such were removed.
- Getting a permit for a wetland culvert -minimizing wetland impact
- Pervious driveway- not permanent
- Any tree removal will be completed after October when the endangered Indiana Bat has left for migration, as not to disrupt the roosts.

- Concerns for disturbing the Monarch Butterfly, however, clover will be planted to encourage and provide a habitat.

Member Burke questioned the wetland status, stating he did some research and wondered whether the public can visit this particular wetland. Mr. Kenward stated that this is private property.

After going through the Part Two of the Assessment, Mr. Kenward reiterated that these answers are merely a suggestion, but they did go beyond what they considered to be adequate for the reviewing agency.

Mr. Kenward also stated that he does not intend for any action to be taken tonight, just to help the board go through the packet and ask any questions they may have to continue the progress of the project.

The lead agency and rebuttal letters still must be sent for the scheduled public hearing for February 14th, 2024.

Mr. Kenward stated that in his travels, the Planning Board does not typically approve any site plans until after the public hearing.

More discussion topics included:

- The PILOT Program
- A decommissioning Agreement: can flex to reflect current costs since it most likely will be different in 25 years.
- A Special Use Permit can decide on use of land after the contract is ended.
- Conditions of Approval: Including fee reimbursement that the Planning Board can ask of New Leaf (Such as Engineering review and Lawyer fees).
- Revisited the Fire turnarounds; after reviewing, Mr. Kenward does not disagree with adding another turnaround.

Chairman Whiting asked if there was any other business to discuss. No other business.

Next scheduled Board Meeting is February 14th, 2024, a public hearing regarding the Solar Farm.

Motion to adjourn the regular scheduled Planning Board Meeting on December 13th, 2023, made by Acting Chairman Wilson.

Motion was seconded by Member Burke.

All in favor: All 3-0.

Meeting Adjourned: 8:47PM

Caitlin Bacon

Planning Board Clerk Bacon