

Minutes of the
TOWN OF JOHNSBURG PLANNING BOARD
June 26, 2017

Mr. Nester called the meeting to order at

Roll Call: Cork Nester, Ann Deppe, Gretchen Millington, Curt Richards, Danae Tucker ZEO, Justin Grassi ATTY, and Secretary Joann Morehouse.

Guests: Rob Simon, Jordana Jusidman, John Munsey, Grego Shivery, Bernard Melewski., Jim Mc Andrews, Rich Jenker, and Chip Voehl

PUBLIC HEARING:

- **SP-01-2017- Skibinski**–Tax Map #118.-1-41 – to establish a Bed and Breakfast in his home on Harrington Rd. in Wevertown, NY
- **SU-01-2017- Skibinski**–Tax Map #118.-1-41 – to establish a Bed and Breakfast in his home on Harrington Rd. in Wevertown, NY

Mrs. Deppe made motion to close public hearing for **SP-01-2017** & **SU-01-2017**, seconded by Mrs. Millington all in favor.

- **SP-02-2017-Garnet Solar Partners**-Tax Map# 81.1-1-9, 81.1-1-10, 81.1-1-11, and 64.-1-1

Mrs. Millington made a motion to close public hearing for **SP-02-2017**, seconded by Mr. Richards all in favor.

Approval of Minutes: Motion to approve May 2017 meeting minutes made by Mr. Richards, seconded by Mrs. Millington all in favor.

OLD BUSINESS:

- **SP-01-2017- Skibinski**–Tax Map #118.-1-41 – to establish a Bed and Breakfast in his home on Harrington Rd. in Wevertown, NY
- **SU-01-2017- Skibinski**–Tax Map #118.-1-41 – to establish a Bed and Breakfast in his home on Harrington Rd. in Wevertown, NY

Mr. Nester asked Mr. Grassi if a **SEQR** was necessary for these applications and he it was not. Mrs. Deppe made a motion to approve applications **SP-01-2017** & **SU-01-2017**, Mr. Richards seconded the motion all in favor.

- **SP-02-2017-Garnet Solar Partners**-Tax Map# 81.1-1-9, 81.1-1-10, 81.1-1-11, and 64.-1-1

NEW BUSINESS:

The Garnet Solar Partners project is proposed to be built at the former garnet mine owned by Barton Mines Corporation (portions of Lots 81.1-1-1-9, 81.1-1-10, 81.1-1-11, and 64.00-1-1). The project consists of an approximately 2 MW (AC) ground-mounted solar array. The ground-mounted system will be installed by driving piles directly into the ground surface comprised of fine sand from mine tailings. The PV array, and associated transformer, switchboard, and panel board will be enclosed within a security fence. The transformer, switchboard, and panelboard will each be located on a small concrete slab, which will be clustered together in an area roughly 10 feet wide by 30 feet long. The Site will be accessed via a proposed new access drive from an existing private road that runs through the former mine property. The PV array will interconnect to National Grid's existing distribution system at the site of the former mine, near an existing electric substation. A new overhead line running ~4 miles upslope from the PV array will deliver electricity from the PV array to the utility grid.

Atty Grassi read part II of the SEQR and Mr. Richards made a motion to declare a negative declaration, seconded by Mrs. Deppe all in favor.

Mr. Richards made a motion to approve application **SP-02-2017-Garnet Solar Partners**, seconded by Mrs. Millington all in favor.

Mr. Richards made a motion to advertise public hearing for **SUB-01-2017-Maycher** and have them return on July 24, 2017, seconded by Mrs. Millington all in favor.

Privilege of the Floor:

ZEO REPORT: Mrs. Tucker reported to the board that she had just come from a meeting with Mr. Stevens and Mr. Olesheski of the Planning and Zoning Committee and they hoped to have a meeting in September with representatives from the Planning and Zoning Boards to discuss possible changes in the Zoning laws to address new items and correct some others. Mrs. Tucker said that it would be nice if each of the Boards members could go through the law and write down specific items that they felt needed to be addressed for the meeting. She added that this a long process so it would be good to try address as many items as possible instead of a one now and then more later.

MOTION TO ADJOURN: Mrs. Millington made motion to adjourn at 7:38 seconded by Mrs. Deppe all in favor.

Respectively submitted:

Joann M. Morehouse

Johnsburg Planning Board Secretary

Next Planning Board Meeting –July 24, 2017

at the Tannery Pond Community Center– 7 p.m.