**TOWN OF AMITY PLANNING BOARD**

**Meeting Minutes**

**March 17, 2022**

APPROVED

The meeting was held at the town hall, and was called to order at 7:05PM.

Those present were: W. Skinner, G. Hanchett, D. Serra, J. Maynard;

J. Clouse and P. VanDyke; excused was B. Zlomek

***Pledge of Allegiance*** was led by W. Skinner

***Approval of Minutes*** Motion to approve amended minutes of the 2-17-2022 meeting made by D. Serra; second by P. VanDyke; Vote: yes – 6; no – 0; motion carried.

***Town Board Report*** W. Skinner reported that the town board conducted usual business of approving minutes of the previous meeting; hearing highway supervisor, town clerk, and bookkeeper’s reports; paying the bills. A contract was signed with MRB/MS to begin the process of repairs to water lines in the five water districts. COVID funds in the amount of $7800 were approved for computer desktops, laptop, hardwired server to securely store municipal information. W. Skinner presented a synopsis of the joint comprehensive plan committee and the next steps to meet with Kier Dirlam to move towards public hearing and adoption of the plan. The town commented on a proposed concept for an adult community in the Belvidere area – regarding sewer and waste water treatment there, possible PILOT, and ways to support the project.

***Old Business***

***Vouchers*** W. Skinner submitted vouchers to the town bookkeeper.

***New Business***

***Review of comprehensive plan*** W. Skinner provided updates on the second draft of the plan, as well as additional comments provided by joint committee members. G. Hanchett sent an electronic file of the second draft to planning board members so that they can review it before Kier Dirlam from Allegany County Planning Board meets with the town board in April.

***Solar Moratorium and Renewable energy*** G. Hanchett attended training sessions on solar development, and was able to garner some DEC and consultant contacts on solar energy topics. She recommended that we bring in a consultant to walk the town through some of the issues – favorable and pitfalls -- in planning for renewable

energy development. She also relayed that a two-year moratorium on solar development would most likely be challenged and overturned in court.

***Development Project – Adult Housing Community*** Regarding the development project, W. Skinner relayed the comments from the town board, and suggestions by C. Jones to have hard numbers on amount of water needed for the size of the project, among others. This helps municipalities involved to make the best decisions on land use. P. Van Dyke shared that she noticed that several test holes had been bored in the land adjacent to the proposed project site. She queried the county planner, and the decision to move forward with the project may be based on what the county is planning to develop there.

***Subdivision*** W. Skinner shared a NYS Subdivision document and asked the Code Enforcement Officer if it was the latest one issued by the state. She suggested that whether or not the adult community comes to fruition right away, the proposed development of a hotel (or any other projects) at the Belividere area, will most likely be a subdivision of property the county already owns in the town. It would be proactive of the board to familiarize themselves with subdivision regulations so when projects begin, they are ready to evaluate land usage.

***Solar Guidelines*** W. Skinner also shared the 2019 version of the solar guidelines and asked if anyone had a newer version. The technology of solar energy is constantly changing, and the board should try to stay as up-to-date as possible.

***Other??*** G. Hanchett shared that she had a conversation with business owner John Johnson whose land use application for Dawny Jean’s restaurant was approved by the planning board. Attached is a text that he sent to the board regarding a land dispute he is having with the adjacent business and a shared driveway. After discussion, and comment by CEO John Clouse, it was agreed that this dispute does not fall under the purview of the planning board; it was recommended that John Johnson retain an attorney to handle the dispute.

Robert Thompson, a member of the county planning board, queried P. Van Dyke as to why the minutes of our planning board meetings are not uploaded on the county website. Is it because we are not doing anything? P. Van Dyke assured him that the planning board is very active, and holds regular meetings. Discussion as to who in the town government structure is responsible for uploading minutes to the town website.

***Next Meeting -- April 14, 2022 @ 7PM***

***Adjournment*** Motion to adjourn by D. Serra; second by G. Hanchett; Vote: Yes – 6; No – 0; meeting adjourned at 8:30 PM.