**TOWN OF AMITY PLANNING BOARD**

**Meeting Minutes**

**September 15, 2022**

**APPROVED**

The meeting was called to order at 7PM at the Town and Village Hall. Those present were W. Skinner, J. Maynard, J. Clouse, G. Hanchett, D. Serra, and B. Zlomek; excused was P. VanDyke. Guest: Craig Clark; public in attendance: J. Francisco, D. Skinner, L. Schmitt

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

***Approval of Minutes*** A motion to defer approval of the minutes from the 8-11-2022 meeting due to absence of secretary P. VanDyke until the next meeting was made by G. Hanchett; seconded by J. Maynard; Vote: Yes-6; No-0; motion carried.

***Town Board Report*** W. Skinner presented a summary of the 9-12-22 town board meeting, where the typical reports (Highway Superintendent, Town Clerk, Bookkeeper, DCO) were provided, as well as approvals to pay abstracts. Supervisor Francisco updated the board on the progress of the water project, available grant sources, plan to finalize the cost of the project at MRB/Municipal Solutions. District 2 County legislators attended the meeting to update the town councilmen on status of district activities. This included clarification of the status of county budget surpluses, and additional funds placed in a fund for county economic development; potential development in the Belvidere area; and Soil & Water Dept. being responsible for cleaning up the Belmont Dam.

***Vouchers*** W. Skinner provided vouchers for planning board members to sign and turn in to the bookkeeper.

***Old Business***

***Renewable Energy*** W. Skinner reviewed the information presented by Drew Reilly (Wendel Companies) regarding the last draft of the Town of Amity Comprehensive Plan, suggestions for fine-tuning it, creating a vision map, adding copy for solar, wind, and renewable energy development, and legislation for the same. She also referred to the sample laws Reilly provided for solar energy, and battery energy storage for further discussion. Reilly also provided answers to the questions planning board members submitted to him after his 8-16-22 presentation to members of the town board and planning board.

***Comprehensive plan*** W. Skinner gave an update on the status of the 4th draft of the comprehensive plan; she was able to obtain the file for the document from the county planning office to make the edits/revisions discussed at the previous meetings. The edits are nearly complete; the draft lacks copy on a few items, needs five new photos, and to have the table of contents updated.

***Amendment to the Current Plan*** Resolution 14-2022 regarding attorney-approved language for economic development considerations to be added to the existing comprehensive plan was passed by the town board on 8-8-2022. This copy has been added to the current plan and the latest draft of the plan.

***New Business***

***Belvidere Project*** Craig Clark, director of ACIDA, stopped by to inform the planning board of developments at the Belvidere area; he provided the proposed site plan for construction of a hotel and restaurant. Questions were asked about ownership, who was developing, what was the cost, where was the road going to be put, what the wastewater treatment package consisted of, etc.  Clark also shared that they have been doing all the studies and reviews, so we didn't have to worry about that.  This led to additional questions, as to whether or not they had already contacted the essential parties about doing a SEQRA, and if the property was in the town of Amity, would there be a PILOT put in place as an incentive for the developer.  When he said yes, there would be a PILOT, W. Skinner stated that the town of Amity wanted to be at the table to discuss.  He asked why, and was told “because every time there is a PILOT in Amity, we get nothing, and we will have a Host Community Agreement established before the project goes forward.”  Clark responded that he "would have to talk to his bosses." There is no definite answer on who the developer is, whether the county is putting in the road, and preparing the site, who will put the wastewater treatment plant in, and when the money will be approved by the entire legislature for economic development at Belvidere. Clark says we will meet again before the end of the year, as they hope to get shovels in the ground in spring, and have restaurant opened first, and hotel done within 2 years.

***Solar Development*** Craig Clark was also queried by board members as to whether there are any plans to do commercial solar development in Amity; he said he was not aware of any locations in Amity where this was being considered. He was also asked about the EV charging stations being placed at the Belvidere site; there is consideration for that, however, they would have to be the fast-charging type, which are very expensive, and would most likely need some type of grant funding to be installed.

***Other ??*** W. Skinner shared information on training sessions available in October at two JCC campuses. Interested planning board members should register with the town clerk; the town will cover the cost of registration.

***Next Meeting -- October 13, 2022 @ 7PM***

***Adjournment*** A motion to adjourn was made by D. Serra; seconded by J. Maynard; Vote: Yes -6; No-0; meeting adjourned at 8:20PM.