



Town of Mohawk Planning Board Meeting
August 18, 2026

Member Attendance:

Planning Board Chair: Patrick Clear

Planning Board Members: Mark Hoffman, David Dumar (excused), Jessica Cyr and Scott Parslow

Code Enforcer: Stan Waddle

TOM Attorney: Claudia Braymer (via Zoom)

Public Attendance:

Reason for Attendance

Debbie Parslow

Town Board Representative

Janet DePalma

TOM Supervisor

John Buccos

Joseph Santillo

Subdivision

Larry Fox

Elizabeth Moyer

Subdivision/Lot-Line Adjustment

Ken Moyer

Subdivision/Lot-Line Adjustment

Chairman Patrick Clear called the first Public Hearing to order at 6:10 pm. A quick overview was given on the Moyer Subdivision/Lot-Line Adjustment. The members of the Planning Board had no questions or concerns. John Buccos stated that he lives across from the parcel. He noted that he does not have any problem with the moving of the property line. Mr. Buccos did express concerns with the subdividing of the property on Streeter Road. He brought up restrictions that were put in place in a document from 1972. This was discussed. Mr. Moyer stated that there was nothing indicated on the deed he has. Property being listed as commercial was discussed and Code Enforcer Waddle will be speaking to the Moyer's Realtor concerning this. The property is split between B3 and R2. Atty. Braymer noted that anything going forward with this property will have to go by the Town Zoning and Codes. There hasn't been a business on this property for a long time and it should be made sure lot sizes are sufficient. Atty. Braymer noted that a more restrictive zoning classification can only go over 30 feet and R2 has more restrictions than B3. Code Enforcer Stan Waddle stated that both parcels for this subdivision are R2. Mr. Buccos expressed concern that the application was confusing

since it was just talking about the septic system. The first Public Hearing was closed at 6:22 pm.

The second Public Hearing was called to order at 6:23 pm. Mr. Santillo stated that he is looking to subdivide two parcels. Code Enforcer Waddle noted that there were no complaints from neighboring residents. This Public Hearing was closed at 6:28 pm.

The Planning Board Meeting was called to order at 6:29 pm. Mark Hoffman made a motion to accept the minutes of the July 21, 2026 Planning Board Meeting and Jessica Cyr seconded the motion. All were in favor. None opposed.

Public Comment:

None

Old Business:

#1: Daniel Zubik/Jones - Subdivision - Prame Road - They are waiting for the surveyor to do the survey. The surveyor is concerned about the rattlesnakes. Atty. Braymer stated that there should be something from the DEC concerning rattlesnake habitats.

#2: Moyer - Subdivision/Lot-Line Adjustment - NYS Rt. 30A - Realtor has the property listed as commercial. Code Enforcer Waddle will speak to the realtor concerning this. Mrs. Moyer stated that they wanted to get rid of the landlocked property so they made 3 parcels into 2. The Town being considered a Disadvantaged Community was discussed. Questions from the Short Environmental Assessment Form Part 2 were read by Chairman Clear and answered by the Planning Board Members. Mark Hoffman made a motion of Negative Declaration and Scott Parslow seconded the motion. All were in favor. None opposed. Jessica Cyr made a motion to approve the subdivision and Mark Hoffman seconded the motion. All were in favor. None opposed.

#3: Poanessa - Subdivision - Martin Rd/NYS Rt5 - Waiting for surveyor to complete survey.

#4: Santillo - Subdivision - Oswegatchie Road - Questions from the Short Environmental Assessment Form Part 2 were read by Chairman Clear and answered by the Planning Board Members. Scott Parslow made a motion of Negative Declaration and Mark Hoffman seconded the motion. All were in favor. None opposed. Mark Hoffman made a motion to approve the subdivision and Scott Parslow seconded the motion. All were in favor. None opposed.

#5: Hinkle Nail Salon Business - NYS Rt. 30A - Withdrew application.

#6: TOM Comprehensive Plan Review - Supervisor Janet DePalma reported that she and Mark Hoffman met with Jake Gordon of CT of Male to discuss the Plan. Supervisor

DePalma felt the meeting went really well. They went over the Town's 2015 Plan. The survey that was sent out to residents at that time has numerous topics that are still current. The Town is ready to move forward and form a committee. Supervisor DePalma will make a post on Facebook asking for more community members to serve on this committee. One letter will be sent out to residents and the survey will be completed on Survey Monkey. Paper copies of the survey will be made available at the Town Office or sent to individuals. The cost of completing the Comprehensive Plan is \$27,000.

#7: Checkers Out Speedway - Will be coming before the ZBA Meeting this Thursday, August 20, 2026.

#8: TOM Battery Energy Storage Systems Law Review - Atty. Braymer stated that she will focus on this after Thursday's ZBA Meeting.

#9: TOM Data Center Moratorium - Atty. Braymer noted that this moratorium was recently passed and there are no pending applicants.

Short Updates:

#1: CS Energy/Mn8 Grissom Solar Project - Nothing has changed. The farmer is working with the company and DEC to see what he can farm. The Town does not get involved in this.

#2: Cipriani Albany Bush and Stoner Trail Solar Project - Code Enforcer Waddle reported that there was a small change in the underground burrowing. It was not more than a 15 feet change. It is no longer a straight line, but is still buried. Atty. Braymer stated that she does not see a problem with this concerning the Planning Board's Resolution. Atty. Braymer noted that their Decommissioning Plan and the Town Board accepting their financial security needs to be looked into. DEC contacted Code Enforcer Waddle and they are going to review Decommissioning and Performance Agreements in place with this project and other solar projects.

#3: Air B&B Short Term Rental - Code Enforcer Waddle is still working on this.

New Business:

None

Any Further Business from Members:

None

Mark Hoffman made a motion to adjourn the meeting and Jessica Cyr seconded the motion. All were in favor. The meeting was adjourned at 6:58 pm.

Respectfully submitted,

Lisa Telfer
Recording Secretary
