



Town of Mohawk Planning Board Meeting
June 16, 2026

Member Attendance:

Planning Board Chair: Patrick Clear

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

Code Enforcer: Stan Waddle

TOM Attorney: Claudia Braymer (via Zoom)

Public Attendance:

Michael Grandy Sr.

Debbie Parslow

Reason for Attendance

Subdivision/Lot-Line Adjustment

Town Board Rep.

Chairman Patrick Clear opened the Public Hearing at 6:00 pm for the Michael Grandy Sr. Subdivision/Lot-Line Adjustment. There were no questions from the public or members of the Planning Board. The Public Hearing was closed.

The regular Planning Board Meeting was called to order at 6:01 pm. Mark Hoffman made a motion to accept the minutes of the May 19, 2026 Planning Board Meeting and David Dumar seconded the motion. All were in favor. None opposed.

Public Comment:

None

Old Business:

Item #1: Michael Grandy Sr. Subdivision/Lot-Line Adjustment - Mr. Grandy will be increasing his property by up to 2.3 acres. Code Enforcer Waddle reported that the County came out and showed Mr. Grandy where they would want the driveway placed. Instead of doing an easement the property will be deeded. The property has plenty of road frontage and acreage. Atty. Braymer asked if the County Planning Board needed to review this and Code Enforcer Waddle stated that they did not. The property is Type 2 under SEQR. Code Enforcer Waddle stated that he and the TOM Supervisor Janet DePalma did receive some phone calls. All calls were in support of the Subdivision/Lot-Line Adjustment and only expressed concern that he was able to get

water. David Dumar made a motion to approve the Site Plan Application and Scott Parslow seconded the motion. All were in favor. None Opposed.

Item #2: TOM Comprehensive Plan - No update.

Item #3: Checkers Out Speedway/Upcoming Events - Code Enforcer Stan Waddle that he called the promoters for the Midget Wrestling Event that was supposed to take place. They were aware of the issues. The event is now going to be held at the fairgrounds on June 24th.

Short Updates:

Item #1: CS Energy/ Mn8 Grissom Solar Project - Nothing has changed. Code Enforcer Waddle reported that there were still no numbers posted in case of an emergency. He will be sending them a citation.

Item #2: Cipriani Albany Bush and Stoner Trail Solar Project - Atty. Braymer reported that they are working on approvals through DEC. Cipriani is concerned that approvals the Planning Board had given are not in effect/affect anymore. A building permit has not been given to them yet until DEC signs off. Decommissioning funds need to be given to the Town Board. New wetland restrictions discussed. Chairman Patrick Clear recused himself from this portion of the meeting. Mark Hoffman took over the meeting and asked members if they had any questions concerning this project. There were none. Scott Parslow made a motion stating that what the Planning Board had approved in the past for this project is still in effect/affect and Jessica Cyr seconded the motion. Three members in favor and one abstained.

Item #3: Air B&B/Short Term Rental - Code Enforcer Waddle found a model on NYSERDA and will be using this to assist him in writing a draft law for the TOM.

New Business:

TOM Local 1 of 2026 Temporary 6 month Moratorium for permitting and installation of Battery Storage Systems within the TOM Local Law 2 of 2026 Local Laws to Amend Zoning Codes with respect to Solar Energy and Battery Storage Systems within the Town and Battery Storage Energy Storage Systems Moratorium - Discussions

The Planning Board will begin work this summer updating the Town's Battery Storage Law. Atty. Braymer reported that she began looking at the TOM Zoning Laws and used a model from NYSERDA to assist in updating the Town's current laws. She reported that the Department of State Fire Code has also been updated. Code Enforcer Waddle reported that he will be attending a webinar on Thursday concerning battery storage and if any member is interested in attending to let him know. Local developers will need to provide training to the local fire departments and will need to have someone on site within 4 hours of an issue.. Atty. Braymer asked about the additional fire equipment that may be needed. Code Enforcer Waddle stated that he talked to Todd Winsman of the

TOM Fire Department about being involved in reviewing what equipment may be needed. Atty. Braymer also suggested increasing setbacks. Currently setbacks are 500 feet. Chairman Clear suggested similar setbacks as our Solar Law for Battery Storage. Code Enforcer Waddle stated that neighboring properties within 1000 feet should also be notified. More discussion will take place at next month's TOM Planning Board Meeting. Code Enforcer Waddle will invite members of the local fire departments to the next meeting. Landscaping or no landscaping and buffers around the fencing to be discussed.

Any Further Business from Members:

Atty. Braymer stated that the Governor has not approved the moratoriums for Data Centers. This moratorium would cover 20 mega watt or larger Data Centers. Discussion took place on neighboring areas needing to pay more for electricity and increased water usage. A moratorium for Data Centers was discussed.

Mark Hoffman made a motion to adjourn the meeting and Scott Parslow seconded the motion. All were in favor. The meeting was adjourned at 6:33 pm.

Respectfully submitted,

Lisa Telfer
Recording Secretary

