



Town of Mohawk Planning Board Meeting
September 15, 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:

Ben McGuire

Michael Quinn

Linda Hanson

Debbie Parslow

Reason for Attendance

Hanson Lot Line Adjustment

Decommissioning Plan

Lot Line Adjustment

Town Board Representative

The Planning Board Meeting was called to order at 6:30 pm. Mark Hoffman made a motion to accept the minutes of the August 18, 2026 Planning Board Meeting and Scott Parslow seconded the motion. All were in favor. None opposed.

Public Comment:

None

Old Business:

#1: TOM Comprehensive Plan - Mark Hoffman reported that the TOM Town Board approved the amount of money that it will cost to have the Comprehensive Plan completed. The first committee meeting will be held sometime before the end of the year.

#2: TOM Battery Energy Storage Systems Law - A draft of the proposed revised TOM Battery Energy Storage Law was distributed to the members for their review. This will be discussed in further detail at the October 20, 2026 Planning Board Meeting.

#3: TOM Data Center Moratorium - Atty. Braymer is working on the language for what districts these centers will be allowed in or not allowed in.

#4: CS Energy/Mn8 Grissom Solar Project - Fire wood still needs to be removed and top soil redistributed. DEC paperwork needs to be finalized, but they are close to signing off on the project. Code Enforcer Waddle reported that he reviewed current agreements in place to make sure everything was completed. He believed there was a five year review that needed to be done.

New Business:

#1: Cipriani Albany Bush and Stoner Trail Project - The Planning Board reviewed updates to decommissioning plans for Cipriani projects. Mark Hoffman made a motion to approve the updated decommissioning plans and decommissioning cost estimates for Yellow 22 and Yellow 23 solar projects (including an update in the Yellow 23 project's cost estimate to \$413,031) and Jessica Cyr seconded the motion. David Dumar and Scott Parslow also avoted in favor of the motion, and it was approved with a vote of 4-0. Chairman Clear abstained. Michael Quinn, Cipriani Solar, reported that in Section 3.3 there was language added clarifying in the decommissioning plan the removal of the driveway and replacing it with appropriate soil and removing screening trees.

#2: Review of Lot-Line Adjustment to two adjoining properties owned by Alan and Linda Hanson - Atty. McGuire stated that the Hansons own 821 Mohawk Drive and 811 Mohawk Drive and the Calhoun Trust owns 237 acres. The Hanson's residence is located at 15.2. The property they just purchased was also shown. Atty. McGuire discussed that the deed for 821 Mohawk Drive would be changed stating from Alan and Linda Hanson to Alan and Linda Hanson. They would then sell 811 Mohawk Drive to the tenants that want to buy the property. New modern descriptions have been made for the tax map. Code Enforcer Waddle stated that he had spoken to Real Property and they had told him that all parcels should be in the same names. Atty. McGuire defended the proposal as a boundary line adjustment other than a subdivision, citing legal precedents and APA regulations that allow such adjustments without requiring agency approval for areas under one-quarter acre. The Board determined that while boundary line adjustments are permissible, the specific transaction would require a minor subdivision application due to zoning code requirements. This necessitates a public hearing and Agricultural Data Statement for the 237 acre parcel. Atty. Braymer stated that instead of separate applications, Atty. McGuire would need to submit a single subdivision application for the half acre parcel and the boundary line adjustments between lots 811 and 821. Atty. Braymer confirmed that while the town doesn't have a specific lot-line adjustment process, a minor subdivision application would be appropriate, requiring a public hearing but no county referral.

Item #3: Scotland Farms Deli - TOM Supervisor, Janet DePalma, received an expansion update from Yoland Stipe indicating they are moving forward with equipment installation and will need to obtain building permits to meet all the requirements from Ag and Markets and the DOH. Code Enforcer Waddle stated that they are unsure of their time-line as of yet.

Item #4: CT Male Contract - Debbie Parslow, TOM Board Representative, reported that the signed contract for the Comprehensive Plan will be sent out tomorrow to CT Male.

Any Further Business from Members:

None

Jessica Cyr made a motion to adjourn the meeting and Mark Hoffman seconded the motion. All were in favor. The meeting was adjourned at 7:23 pm.

Respectfully submitted,

Lisa Telfer
Recording Secretary

