

**PLANNING BOARD**  
**Town of Kirkwood**  
**70 Crescent Drive**  
**Kirkwood, NY 13795**

**May 8, 2023**  
**Meeting Minutes**

Present:	Jim Bukowski, Member	Mike Maciak, Associate Member
	Kevin Balachick, Member	Matt Williams, Associate Member
	Gordie Woolbaugh, Member	Chad Moran, Building & Code Inspector
	Dan Wasson, Member	Gina Middleton, Attorney
	Chairman Diffendorf	John Mastronardi, Engineer

Chairman Diffendorf called the meeting to order at 7:00 PM.

Chairman Diffendorf explained there is a change in the agenda, originally Marshall Equipment was going to be first but there has been a development with the solar farm project. The public hearing will not be held tonight, it will be continued until the next meeting, when we will have more information on the appraisal.

Ms. Middleton explained the appraisal was prepared and completed by CNY Pomeroy Appraisers. There were a couple of errors with regard to the radius in which they did a price study for the existing solar placements. An amended report is forthcoming. Once that amended report comes out, at the next meeting, which is June 12<sup>th</sup>, the preparer of the report, Don Fisher of CNY Pomeroy will be here via Zoom to give a brief overview of the report and answer any questions people may have. That was in regards to a market study of property valuation.

Chairman Diffendorf commented that if anyone had any questions for him in regards to this they could have the floor otherwise it will be next month.

Sherry Orals, 20 Trim Street, wanted to bring something to the Board's attention regarding properties that were done in Conklin. Referring to page 17 of the report, Ms. Orals stated they were using flooded properties that sold for \$50,000. Chairman Diffendorf explained that when we get the revised appraisal, that would be a better time to discuss this in case there are any differences. Ms. Orals commented they need to do a different property study, they never came here. Chairman Diffendorf explained she should come next month to the public hearing.

Mr. Tim Gourley, Tract Engineering, stated he would like to address the comments now rather than later and it would give the appraiser an idea of the comments he is going to receive. Chairman Diffendorf commented he knows it has been delayed and he isn't happy about it, he has spent a lot of time on this. Mr. Gourley commented if we ask a question now it will get addressed in the next revision. Chairman Diffendorf explained his intent was to vote tonight, we aren't going to prolong it. If we had the report tonight and if it was acceptable, in his opinion we would have voted tonight.

A resident asked if there was a time limit on this and Chairman Diffendorf stated no, we are going to address all the issues. Another resident asked if they were going to vote on it in June and Chairman Diffendorf stated that is his intent. We have all the information that has come forth from the citizens, the engineers, our research so the intent would be to vote on it next month.