



Town of Mohawk Planning Board Meeting
May 19, 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

Debbie Parslow

Reason for Attendance

Sketch Presentation

TOM Board Rep.

The Planning Board Meeting was called to order at 6:30 pm. Scott Parslow made a motion to accept the minutes of the April 21, 2026 Planning Board Meeting and Mark Hoffman seconded the motion. All were in favor. None opposed.

Public Comment:

None

Old Business:

Item #1: Town of Mohawk Comprehensive Plan Review - TOM Supervisor Janet DePalma reached out to the Mohawk Valley Economic Development Council regarding the TOM's Comprehensive Plan Review. Mark Hoffman stated that he is concerned about solar and battery storage and how the community feels.

Item #2: Solar Law Moratorium for 3 and 4 Tier - A Public Hearing was held at the TOM Board Meeting on May 14, 2026 and Local Law #1 for 2026 was adopted to establish a temporary moratorium on the installation of Battery Energy Storage Systems. Also, at this meeting Local Law #2 for 2026 was adopted to amend the Zoning Code with respect to Solar Energy and Battery Storage Systems.. Chairman Clear asked that the members of the Planning Board review the town's current Battery Storage Law for June's meeting.

Item #3: CS Energy/Mn8 Grissom Solar Project Update - Code Enforcer Waddle reported that someone removed emergency services numbers and he has been in contact with the Sheriff's Office and the fire department. Grissom Solar is also looking into farming the project's center land which crosses Sherry Sammon's land.

Item #4: Cipriani Albany Bush and Stoner Trail Update - A letter was submitted to the Planning Board giving an update on the project. Code Enforcer Waddle will look to see what the original date of the Site Plan is. He noted that they may need to renew the Site Plan Application.

Item #5: Air B&B Short Term Rental Update - This is still being worked on.

Item #6: Review of Varin Enterprises Permit Applications Update - **Review of Varin Enterprises Permit Applications Update - A letter from the Public Health Department, dated May 1, 2026, but received May 18, 2026, had been given to the members for their review. Code Enforcer Waddle reported that the Banquet Hall that is listed in the letter, is for if food is being cooked on site, which it is not at this time. The Town has allowed the inside space to be used as a Banquet Hall, if it is catered. DOH said if the capacity numbers at/or under what is currently being discussed, Mr. Varin will not need to apply to the DOH for certain permits but will still need approvals from the local Code Enforcement office. Varin Enterprises has been instructed by DOH to submit items listed in the letter by July 31, 2026. Currently, the water is only being used for handwashing. The facility must remain under a Boil Water Order until further notice.**

The Planning Board reviewed three upcoming events to be held at Varin Enterprises. Code Enforcer Waddle and the Board had no concerns. Mark Hoffman made a motion to approve the applications for all three events and David Dumar seconded the motion. All were in favor. None opposed.

New Business:

Item #1: Mike Grandy - Sketch Presentation for Subdivision on Old Trail Road - Mr. Grandy reported that he owns 6.9 acres on Old Trail Road. The previous owners had subdivided 1.75 acres. Mr. Grandy noted that he purchased all the property. He would like to apply for a Lot-Line Adjustment in order to put a home on this property, since the 1.75 acres is not large enough. Chairman Clear asked Mr. Grandy where the driveway would be located. Mr. Grandy stated he will be working with Craig Shults, Director of Highway and Bridges for Montgomery County, to see what he recommends. Atty. Braymer stated that since it's a Type 2 a SEQR does not need to be completed, but a Public Hearing will need to be held since it's a major subdivision. A Public Hearing will be scheduled once a Site Plan Application is received. An Agricultural Statement will also need to be completed since the property is in Ag District 2. Mr. Grandy stated that Clayton Homes will complete the Site Plan and apply for any permits that are needed. Scott Parslow made a motion that the TOM Planning Board be Lead Agency and Jessica Cyr seconded the motion. All were in favor. None opposed.

Item #3: Chris Howland of Upstate Structures Sketch Presentation to expand his business to allow storage of his buildings outside original approved Site Plan - Mr. Howland withdrew his expansion.

Item #4: Checkers Out Speedway Upcoming Events - Mr. Greco was planning to hold a midget wrestling event. This type of event is not allowed at his establishment. In order to hold this type of event Mr. Greco would need to pursue a variance through the TOM Zoning Board of Appeals or apply for a Planned Unit Development like Herkimer Diamond Springs Water. Code Enforcer Waddle stated that he is still waiting to hear back from him. Discussion took place on what happens if Mr. Greco goes ahead and holds events without approval from the Town. Atty. Braymer reported that the Town has adopted new Event Center Local Law. Atty. Braymer stated that she sent a letter to Mr. Greco saying he can't hold this event along with a copy to his attorney. Chairman Clear let the Planning Board Members know that they could possibly be seeing an application for a PUD. Checkers Out Speedway is located in both the Town of Johnstown and the Town of Mohawk. The Town of Johnstown gave him a list of items that he needed to submit after he gave a Sketch Presentation. Code Enforcer Waddle has been in contact with their Code Enforcer. Code Enforcer Waddle felt that the wrestling group needs to be notified that the event can't be held. If Mr. Greco does not notify them, he feels the TOM should contact them.

Any Further Business from Members:

Item #1: Ron Rera - Temporary Display of Machinery - The DOT driveway issue is taking longer than expected. Mr. Rera has requested that half of the gravel area which is currently being used to house sheds on Route 30A be used to display machinery until the driveway issue is resolved. The number of items to be displayed would be 12 to 15. These would be placed underneath the awning and some on the stone. David Dumar made a motion to allow the temporary display of equipment not to exceed 6 months and Mark Hoffman seconded the motion. All were in favor. None opposed.

Item #2: Martin Road Property for Sale - Discussion took place on the possible uses for this property. The property is in R1 and R2. The majority being R2.

Mark Hoffman made a motion to adjourn the meeting and David Dumar seconded the motion. All were in favor. The meeting was adjourned at 7:22 pm.

Respectfully submitted,

Lisa Telfer
Recording Secretary
