

Planning Board Members Present: Michelle Day, John Shearer, Tim Conner, Matt Curtis, Nancy Nowalk and Dave DeYoung.

Members Absent: George Sobierajski

Chairperson Day called the regular meeting to order at 7:00 PM.

Old Business: ATLAS Chenango Solar LLC: (Committee: All Planning Board members). Site visited was conducted in June. As a result of the visit and additional discussions, some clarification/additional information is needed in regards to the items listed below. Discussion was had in regards to each of these. Discussion concerning the EAF mapper information included in the application vs what the Planning Board found online. B&L stated that the EAF mapper was used as more of a guide and that some answers were different because they were only applying that information to the development portion of the site and not the entire property. Items to be addressed before planning board may proceed with the review process:

Wetland Delineation: Various Wetland Delineation maps were provided as a part of the original application then a revised version was submitted in April. The revised version map only illustrates a portion of the development site, not the entire development area. The map focuses on the area that is believed to be a Wetland. Planning Board has asked for a delineation to be completed, representing the entire site, due to areas of concern noted during the site visit. Army Core of Engineers Wetlands have been located on a neighboring property (C&S/Puckett), as a result the planning board is asking for a jurisdictional determination of the wetlands on this property. Planning Board requesting that Atlas provides:

- 1.) Wetland Delineation Map for the entire development
- 2.) Jurisdictional Determination Letter from the Army Core of Engineers

Slopes and Construction: Steep grade was noted on the property for a portion of the development site. Atlas stated and presented a PowerPoint presentation illustrating projects in Asia and Europe where slopes were also steep. Planning board is asking for additional information regarding the soil stability as residential dwellings are located at the bottom of the slope. Planning board is requesting a Ground-Penetrating Radar Soil Suitability Map (GPR) and/or evaluation regarding the volume of loose material in that area of the site. Planning Board requesting that Atlas provides:

- 1.) GPR Map and/or Evaluation of the volume of loose material on the site

Visual Impact: Atlas provided a Visual Impact study, noting that visual impacts are expected on County Rd 32 and on Rt 79/Pigeon Hill Road. Atlas stated that they would be willing to offer to potentially plant trees on parcels impacted. The Planning Board informed Atlas that any and all mitigation efforts had to occur on the site that is being developed, not on other people's properties. Other mitigation suggestions were to move the arrays down the hill towards to the road to the flat area. Planning Board requesting that Atlas:

- 1.) Continues to evaluate to determine if there are any other options to mitigate the visual impact

Endangered Species/Land Designation: Due to feedback from projects in the area, DEC has noted that the Northern Harrier (bird) is located in the area. The Planning Board requested that Atlas investigate this further. Atlas verified with U.S. Fish and Wildlife Services that there has been no changes to the official species list and letter. Atlas also provided a letter and species list from IPAC dated June 25th, 2021. The Northern Harrier isn't on any of these lists. Also discussed land designated as Agricultural. The Planning Board requests:

- 1.) Atlas talk with the DEC regarding the Northern Harrier

List of open items to be emailed to applicant. Further review and discussion to occur once these items have been addressed.

New Business: None

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Other Business:

- 1) **Cell Tower Law:** Town Board would like the Planning Board to review the law. Chairperson Day emailed the planning board members to look over the law and provide feedback. Feedback given will be presented to the Town Board at their next meeting. Feedback provided:
 - a. Planning Board reviews all Cell Tower applications, current law states this
 - b. Expertise and information regarding requirements for 5G cell towers is not present on the Planning Board – suggest contacting an expert/consultant/lawyer
 - c. Currently the setbacks only pertain to residential properties - should this also apply to any occupied buildings (ex. Businesses)?
 - d. Currently adjacent properties of the proposed cell tower are notified of the Cell Tower application – should additional notifications be made?
- 2) **Training:** Three planning board members attended SEQR training offered by Chenango County Planning with the Department of State -Tim Conner, George Sobierajski and Michelle Day.
- 3) **Site Plan Application:** Review next month. Chairperson Day will email draft application revisions.
- 4) **Town of Greene Law Book:** Thank you to Autumn Crumb for organizing the Town Law Book.

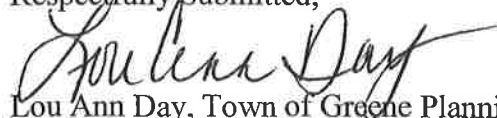
Approval of Minutes: A motion was made by Matt Curtis, seconded by Nancy Nowalk to approve the May 24, 2021, meeting minutes as submitted. Ayes from all. Motion carried.

Adjournment: Tim Conner made a motion to adjourn the meeting, seconded by Nancy Nowalk. Ayes from all, motion carried.

Chairperson Day closed the regular planning board meeting at 8:45 PM.

Next regular Planning Board Meeting is scheduled for May 24, 2021.

Respectfully Submitted,



Lou Ann Day, Town of Greene Planning Board Clerk