

Town of Greene Planning Board
April 25, 2022

Planning Board Members: Michelle Day, George Sobierajski, Dave DeYoung, Will Merrill, Tim Conner and John Shearer.

Members Absent: Nancy Nowalk

Open the Public Hearing at 7:00 PM

Public Hearing: Greene Family Dollar: Public Hearing Notice read by Dave DeYoung. Neighbor voiced concerns for the infrastructure of the northern truck entrance. An email was received from a community member and read by Chairperson Michelle Day regarding box stores in Greene. No further comments.

Public Hearing was closed at 7:10 PM.

Chairperson Michelle Day called the regular meeting to order at 7:10 PM.

Old Business:

1) **Greene Family Dollar:**

- a. Discussed comments from Public Hearing: All construction vehicles and regular traffic is expected to stay on own properties, North Delivery entrance between Great American/On Common Grounds and the property border (Bowling Alley Side) will be repaired/improved. Discussed email read during Public Hearing: The Planning Board does not have the ability to regulate what type of businesses come into the community or what they sell.
- b. Discussed: Sign for Greene Family Dollar to be located on the Tractor Supply Pole, Storm Water Retention – catch basins to be utilized, Truck traffic pattern to turn left out of driveways onto South Chenango Street and exit onto Route 12
- c. Developer provided answers to open questions from last meeting: Blanket easement over the entire property for Great American, Family Dollar, Tractor Supply, On Common Grounds, and any residual property providing shared access and parking; Repaving work will be done by Family Dollar; Catch basins will be used instead of Drywells; Great American will repair/move/replace the loading dock equipment that is currently located in the North Delivery entrance.
- d. Motion by Tim Conner to approve the project as submitted on the application for Site Plan Review with the following condition:
 - 1) Catch Basins to be cleaned out on a biannual basisMotion seconded by John Shearer. Ayes from all. Motion carried.
Motion by Tim Conner to approve subdivision application, Motion seconded by John Shearer.

- 2) **Atlas Chenango Solar LLC:** (Committee: All Planning Board members). Not present at meeting. Waiting for Army Corp of Engineers Jurisdictional Determination regarding the Wetlands.

New Business:

- 1) Application received for subdivision - On Common Ground current location from overall Great American property. Lot size is less than half an acre with public water and sewer, does not meet current subdivision requirements. Application returned to Code Enforcement and Town Board.

Other Business:

- 1) Planning Board Member Nancy Nowalk has been granted a 3 month leave of absence by the Town Board
- 2) Training: NYMIR-waiting for email, rescheduled to May 18th at 6:00 pm.
- 3) Solar Law: Planning Board asked the Town Board if they could review the current Solar Law, Town Board agreed. Discussed including the following items: Bonding for cleanup and deforestation limitations (minimum percentage of clearcut trees and the size of the trees). Planning Board is requesting a work session with Town Board to discuss further. Additional input requested from Town Highway Superintendent and Code Enforcement Officer.

Approval of Minutes: A motion made by Tim Conner, to approve the February 28, 2022, meeting minutes as submitted with the following addition: Solar Training was attended by George Sobierajski, Dave DeYoung, Will Merrill and Michelle Day. Motion seconded by John Shearer. Ayes from all. Motion carried.

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

Next Planning Board meeting-May 23, 2022.

Chairperson Michelle Day closed the regular planning board meeting at 8:15 PM.

Respectfully Submitted,

Lou Ann Day, Town of Greene Planning Board Clerk