

Town of Greene Planning Board
July 25, 2022

Planning Board Members: Michelle Day, Will Merrill, Tim Conner and John Shearer.

Members Absent: Nancy Nowalk, George Sobierajski and Dave DeYoung

- 1) **Public Hearing-Common Ground Subdivision:** Open the Public Hearing at 7:04 PM.
Public Hearing Notice read by John Shearer. No comments.
Public Hearing closed at 7:07 PM.
- 2) **Public Hearing-Harbor Road Storage:** Open the Public Hearing at 7:07 PM.
Public Hearing Notice read by Tim Conner. No comments.
Public Hearing closed at 7:08 PM.
- 3) **Public Hearing-Pet Daycare:** Open the Public Hearing at 7:08 PM
Public Hearing Notice read by Will Merrill. No comments.
Public Hearing closed at 7:10 PM.

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

Old Business:

- 1) **Common Ground Subdivision:** Committee Chair-Dave DeYoung, John Shearer, Tim Conner and Will Merrill. Discussion regarding property, received a letter from Ober Realty (Jeffrey Mies), regarding the sale of the parcel granting an easement for both entrances on either side of the parcel for shared use for the existing coffee shop with the right of transfer for any successors. Discussed feedback from planning board members not present at the meeting, concerns with easement and roadway ownership. Discussed roadway around the site, including Great American and Proposed Family Dollar, becoming a Town Road. Town Roads require approval from additional Town Departments, road ownership not changing as a part of this application. Received review from Chenango County Planning Board, 239, committee approved application as submitted. Tim Conner made a motion to approve the subdivision project as presented with the following conditions and exceptions:

- 1) Easement be granted as listed in the Letter from Ober Realty (Jeffrey Mies), for both entrances on either side of the parcel for shared use for the existing coffee shop with the right of transfer for any successors.

Motion seconded by John Shearer, Ayes from all. Motion carried.

- 2) **Harbor Road Storage:** Committee: Chair-Will Merrill, Tim Conner. Chair Will Merrill reported the site is well laid out and a security fence is planned in the future. Received review from Chenango County Planning Board, 239, committee approved application as submitted. John Shearer made a motion to approve the project as submitted for your construction of a 42' x 81' Storage Building. Motion seconded by Will Merrill, Ayes from all. Motion carried.
- 3) **Pet Daycare:** Committee: Chair-George Sobierajski, Tim Conner, Dave DeYoung, John Shearer and Will Merrill. Tim Conner reported for Chair-George Sobierajski who was absent. Concerns were discussed: overnight periods of time, maximum number of domesticated number of animals present at one time, noise from the domesticated animals needs to be controlled for the residential neighborhood.

Received review from Chenango County Planning Board, 239, committee approved application as submitted.

Tim Conner made a motion to approve the project as submitted with the following conditions:

- 1) Site will be designated as a kennel, may be present for up to 24 hours a day
- 2) Maximum number of ten domesticated animals at a time.
- 3) Provide a visual barrier on the perimeter of the fencing to control animal noises (barking, etc.).
- 4) All exterior lights must point down and stay on the property.
- 5) All animal waste must be disposed of properly.
- 6) Must adhere to all Local, State, and Federal Regulations.

Motion seconded by John Shearer, Ayes from all. Motion carried.

New Business: none

Training: Multiple planning board members attended Battery Storage Training

Old Business:

- 1) **Atlas Chenango Solar LLC:** (Committee: All Planning Board members). Project review on hold due to solar moratorium.
- 2) Resignation letter received from Planning Board member Nancy Nowalk as of July 31, 2022. The planning board would like to thank Nancy for her dedication. The Town personal committee will start the process for a new member.

Approval of Minutes: A motion made by Tim Conner, to approve the June 27, 2022, meeting minutes as submitted. Motion seconded by John Shearer. Ayes from all. Motion carried.

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

Next Planning Board meeting-August 22, 2022.

Chairperson Michelle Day closed the regular planning board meeting at 8:00 PM.

Respectfully Submitted,

Lou Ann Day, Town of Greene Planning Board Clerk