

Town of Greene Planning Board
June 27, 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 7:06 PM

Public Hearing: Greene Community Solar: Public Hearing Notice read by Dave DeYoung. No comments.

Public Hearing was closed at 7:08 PM.

Chairperson Michelle Day called the regular meeting to order at 7:08 PM.

Old Business:

Atlas Chenango Solar LLC: (Committee: All Planning Board members). All Planning Board members received a copy of the Jurisdictional Determination regarding the Wetlands from the Army Corp of Engineers. Concerned property owner of the project, with their lawyer present read a letter stating their concerns of the Towns of Greene one year moratorium. Then their lawyer asked questions about the moratorium and the proposed Solar Law. This project has been put on hold due to the moratorium.

Greene Community Solar: (Committee: Chair-Tim Conner, all planning board members.). Chair-Tim Conner reported visiting the project site. Concerns about the right-of-way from off of Oak Grove Road were discussed. Greene Community Solar representative Elie Schecter reported the project will not be using the right-of-way at all and he will be emailing prints of the project without the use of the right-of-way and no easement to the Planning Board. Tim Conner made a motion to reapprove the project as submitted, with the map revised with the omission of the right-of-way and no easement, including the conditions listed below.

- 1) No usage of the cemetery right-of-way, updated site plan map to be filed.
- 2) A Berm serving as a visual blocker for the site, will be 50 foot back from Oak Grove Road and the final grade to be maintained at a height of at least 25 feet high from Oak Grove Road.
- 3) Comply with DEC reclamation mining permit.
- 4) Comply with NYS DOT, DEC and all other local, state, and federal rules, regulations, and laws.

Site plan was originally approved on February 22, 2021, this review was to grant an extension for the site plan approval, no changes were made to site plan, extension was required due to building permit not being obtained within one year of original approval.

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

New Business:

- 1) **On Common Grounds:** The board requested a list of the properties included or expected to be in the easement. Requested addition of dimension of the width of the right of way behind the property from the pin on the Great American/Bowling Alley side to the Property Line with the Bowling Alley. Committee Chair-Dave DeYoung, John Shearer, Tim Conner and Will Merrill. Public Hearing set for July 25, 2022, at 7:00 PM, Send the 239 to the County. Copies of the plan will be sent to the Village Planning Board. George Sobierajski made a motion for a type 2 action impact on the environment to SEQRA, seconded by Tim Conner. No discussion. All in favor.

- 2) **Harbor Road Storage:** Application for additional building on the same site. New building is the same size as other storage buildings (42x81), same distance between all and same gravel drive. Committee: Chair-Will Merrill, Tim Conner. Public Hearing set for July 25, 2022, at 7:00 PM, Send the 239 to the County. George Sobierajski made a motion for a type 2 action impact on the environment to SEQRA, seconded by Tim Conner. No discussion. All in favor.

- 3) **Pet Day Care:** Application for Pet daycare and boarding. Seven days a week, 6:00 AM to 5:00 P.M. Structure must meet code requirements and project must comply with all NYS local, state and federal rules and regulations. Small unlit sign will be less than 10 square feet. Committee: Chair-George Sobierajski, Tim Conner, Dave DeYoung, John Shearer and Will Merrill. George Sobierajski made a motion for a type 2 action impact on the environment to SEQRA, seconded by Tim Conner. No discussion. All in favor.

Other Business:

- 1) Training: Chenango County Department of Planning is offering a virtual training regarding Battery Storage Facilities, on Wednesday June 29th.
- 2) Planning Board and Town Board members are meeting for a work session at 6:00pm on July 25th prior to the monthly Planning Board meeting.

Approval of Minutes: A motion made by Tim Conner, to approve the May 23, 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-July 25, 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