

**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). Visited the site and exchanged emails within the planning board and had a discussion with Atlas regarding their application. Atlas presented updates/responses to the board. The following items were discussed:

**Wetland Delineation:** 1) Wetland Assessment Clip-Map highlighting focus areas: a) Delineation Areas, Targeted Wetland Areas, and Survey Limits. 2) Response/ Wetland Support prepared by Barton & Loguidice Document with detailed explanations for the different focus areas represented in the map. 3) USACE – Jurisdictional Determination Letter (Pending).

**Slopes + Construction:**

1. Presentation prepared with examples from other projects.
  - a. To be presented Monday, June 28<sup>th</sup>, 2021, at the Planning Board Meeting

**Visual Impact**

1. Options for Mitigating the Visual Impacts from the following locations.
  - a. Negotiate with the landowner – to move a portion of the project/panels to the flat area at the bottom of the slope.
  - b. Negotiate with the landowners surrounding the parcel/project site (We have already attempted in the past)
  - c. Negotiate with the landowners of the parcels where the visual impact was detected (to plant trees on their property to mitigate the visual impact from their property and the road.

**Endangered Species**

1. Document: 2396.001 Compiled T.E Database Results (ID 2267311)
  - a. Included and reviewed during the April 26<sup>th</sup>, 2021 – Planning Board Meeting
  - b. Verified with the U.S. Fish and Wildlife Services that there have not been any changes to that official species list and letter.
  - c. Request for an updated official Species List and letter from IPAC to support the above submitted.
  - d. Updated letter and species list received from IPAC and dated June 25<sup>th</sup>, 2021.

Open questions the Planning Board asked to Atlas:

- 1.) Wetland Delineation-Map does not include the entire development and updated map is requested. Also need Jurisdictional Determination from the US Army Core of Engineers for the wetlands. The neighboring site (Puckett/C&S/etc.) does have these wetlands.
- 2.) Slope and soil information – asked for soil and slope information – Atlas was asked to bring this to our next meeting.
- 3.) Visual Impacts – requested Atlas to provide some ideas/thoughts on mitigation for the visual impacts – Atlas brought up that they wanted to supply screening, plant trees, etc. on property that is not on the current development site or owned by the current property owners. Atlas has been informed that all mitigation efforts must be contained to the site.
- 4.) EAF Mapper – B&L stated that the mapper is used as more of a guide and that some of the answers were different than from what we saw because they are applying it only to the development site and what we had is for the whole property – we did ask for them to clarify regarding the wetland and agricultural, expecting to review at our next meeting.
- 5.) Bird habitat information needs to be completed.

These items need to be addressed before moving forward.

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**New Business:** None

**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. Planning Board reviews all Cell Tower applications. Feedback recommendations from the planning board members: Currently the setbacks only pertain to residential properties, and they should also apply to any occupied buildings (ex. Businesses) and currently adjacent properties of the proposed cell tower are notified of the Cell Tower application, Planning board was wondering if additional notification should be made.
- 2) **Training:** SEQR Training-Tim Conner, George Sobierajski and Michelle Day
- 3) **Site Plan Application:** Review next month. Chairperson Day will email drafted 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