

Planning Board Members Present: Michelle Day and Nancy Nowalk. Virtual Via Microsoft Teams: Tim Conner, Matt Curtis, George Sobierajski and John Shearer.

Members Absent: Samantha Hoskins

Virtual Guests: Elie Schechter; Keith Day

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

Open the Public Hearing #1 at 7:00 PM

Public Hearing#1: Greene Community Solar: Public Hearing Notice read by Nancy Nowalk. No comments. Close the Public Hearing for Greene Community Solar at 7:01 PM.

Open the Public Hearing #2 at 7:01 PM

Public Hearing#2: PGC Products-Fulfillment Center: Public Hearing Notice read by Nancy Nowalk. No comments. Close the Public Hearing for Greene Community Solar at 7:02 PM.

Chairperson Day called the regular meeting to order at 7:02 PM.

Old Business:

1) Greene Community Solar: Owner-OurGeneration LLC: (Committee: Chair- -Matt Curtis, Michelle Day, Nancy Nowalk, Tim Conner, George Sobierajski, John Shearer and Samantha Hoskins). Committee concerns were discussed regarding the berm and the second 50' easement/right of way: Revised map with the Berm details were received from Our Generation LLC. Motion by Matt Curtis to approve as submitted with the conditions below.

The Town of Greene Planning Board has reviewed and approved your Site Plan proposal for **Greene Community Solar** as presented with the following conditions and exceptions.

- 1) No damage to the cemetery or the trees on the property right of way off from Oak Grove.
- 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.

Chenango County Planning Board 239-Review Committee approved the application (copy attached).

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

2) PGC Products-Fulfillment Center: (Committee: Chair-Matt Curtis, John Shearer, Tim Conner, Nancy Nowalk and George Sobierajski). Committee report from Matt Curtis-received requested loading/unloading dock information and measurements from the front of the building to the road where the loading/unloading will occur. Loading/unloading dock is not part of the site plan. Motion by George Sobierajski to approve as submitted with the conditions below.

Town of Greene Planning Board
February 22, 2021

The Town of Greene Planning Board has reviewed and approved your Site Plan Application with amendment and has made the following conditions:

- 1) Comply with submitted application, with the additional requested information submitted on January 28, 2021.
- 2) No plans for a loading dock at this time, applicant will need to complete an additional Site Plan review with the Planning Board, if an addition is planned in the future.
- 3) Comply with all Local, State & Federal Rules, Regulations, and Laws.

Chenango County Planning Board 239-Review Committee approved the application (copy attached).

Motion seconded by Matt Curtis. Ayes from all except Michelle Day who abstained. Motion carried.

3) Chenango Solar LLC: No responses and no updates from Atlas. Application is not complete and no updates were submitted for this month.

New Business: None

Other Business:

- 1) **Training in 2021:** TBD
- 2) **Applications:** Discussed reviewing application at next meeting. Michelle Day to email out current application to Planning Board members prior to next meeting for review. Suggest PDF version to be available on Town of Greene website. Tim Conner mentioned checklist that accompanied application for Planning Board applications, will look for prior to next meeting.

Approval of Minutes: A motion was made by Tim Conner, seconded by John Shearer to approve the January 25, 2021 meeting minutes as submitted. Ayes from all. Motion carried.

Adjournment: John Shearer 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 8:00 PM.

Next regular Planning Board Meeting is scheduled for March 22, 2021.

Respectfully Submitted,

Lou Ann Day, Town of Greene Planning Board Clerk