

Town of Greene Planning Board

January 25, 2021

Given the current State, Federal and County bans on large meetings due to COVID-19 in conjunction with Governor Cuomo's Executive Order 202.1, extended by Executive Order 202.79, that suspended the Open Meetings Law, the Town of Greene Planning Board meeting scheduled for Monday, January 25th will also be held electronically via teleconference at 7pm. Members of the public may listen to the meeting by calling 1-415-914-8642 Access Code 504 45#.

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

Members Absent: Samantha Hoskins

Guests Present: Elie Schechter, Teddy Epstein, Dan Learney, Ethan Day, John Watson and two associates.

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

Old Business: Greene Community Solar: Owner-OurGeneration LLC: (Committee: Chair- - Matt Curtis, Michelle Day, Nancy Nowalk, Tim Conner, George Sobierajski, John Shearer and Samantha Hoskins.) Packets with Community Solar information and a Notice of Request for Lead Agency Designations were sent to the following agencies: 1) NYS Dec 2) SHIPPO 3) Southern Tier 8 Regional Planning and Development Board 4) NYSERDA 5) Chenango County Planning & Development 6) Commerce Chenango. The Notice stated: As a potential Involved or Interested Agency, the agencies were asked to notify the Town of Greene Planning Board by close of business on January 25, 2021 if their agency has any objections to the Town of Greene Planning Board acting as Lead Agency. Emails were received back from Chenango County Planning & Development and SHIPPO, with no objections. Remaining agencies did not respond with any objections. Chair Matt Curtis reported his and committee concerns, existing Berm and the second entrance to the site. The berm remains and the second entrance has a 50' easement, can be used if necessary. The main entrance will be used for most of the project. Possibly the easement entrance may be used for the staging area. Updated map provided to Planning Board. Seeker is declared a Type 1 action has any concerns, comments or requests for additional information, or if they have any. Motion made by Matt Curtis for the Town of Greene Planning Board to act as the Lead Agency for Greene Community Solar, motion seconded by Nancy Nowalk. No discussion. All in favor. Motion carried. Matt Curtis made a motion for a Type 1 action impact on the environment to SEQR, seconded by John Shearer. No discussion. All in favor. Motion carried. Send the 239 to the County and a packet of information about the project to the Town of Barker and the Town of Fenton. Public Hearing for this project set for February 22, 2021 at 7:00 PM.

New Business:

- 1) **PGC Products-Fulfillment Center:** Representative: Ethan Day. Applicant: Keith Day. Owner: BNA Real Property Holdings. Location: Tenant location-153 Slater Road, Greene. Tax Map# 247-2-29.3. PGC will be a cat litter fulfillment center, putting litter into boxes and UPS pickup. Development of the building, install electrical service & lighting, insulation, bathroom, and pallet packing. Hours of operation: Monday-Friday,

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9:00 AM to 5:00 PM. Two-three employees. Flooding- meet raised floor flooding regulations. Sign, unlit on road side of building. Outdoor lighting, existing 2 lights on a sensor. Face down and on the property. Existing building, southside of the building has a preexisting tenant. Additional items requested from the Planning Board: Map with distances from the building to the road and location and plans for a potential loading dock with dimensions. Committee: Chair-Matt Curtis, John Shearer, Tim Conner, Nancy Nowalk and George Sobierajski. George Sobierajski made a motion for a Type 2 action impact on the environment to SEQR, seconded by John Shearer. No discussion. All in favor. Motion carried. Send the 239 to the County. Public Hearing set for this project on February 22, 2021 at 7:00 PM.

2) **Chenango Solar LLC:** Applicant: Atlas Renewables LLC (John Watson): Owner of the property: Chenango Valley Mobile Home Park, located on NYS Route 12. Tax Map#277-1-26. 4.6 MWac, ground-mounted solar array system, 22 acres. Application is incomplete: 1) signature required from the owner, 2) SEQR form, 3) Signed engineer plans with complete measurements 4) SWIPP.

Other Business:

- 1) **Comprehensive Survey:** Revised request changes were distributed to the Town Board.
- 2) **Training in 2021:** TBD

Approval of Minutes: A motion was made by John Shearer, seconded by Nancy Nowalk to approve the December 21, 2020 meeting minutes with the following correction: Greene Community Solar: SEQR is declared a Type 1 action. Ayes from all except John Shearer who abstained. Motion carried.

Adjournment: George Sobierajski made a motion to adjourn the meeting, seconded by Matt Curtis. 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 February 22, 2021.

Respectfully Submitted,

Lou Ann Day, Town of Greene Planning Board Clerk