

# Town of Greenville Planning Board

PO Box 38  
Greenville, NY 12083

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**December 7, 2016**

## **Minutes**

**Attendees:** Planning Board Members: Don Teator, Bud Bear, Brian Wickes Attorney: Tal Rappleyea, PB Clerk: Hope Nugent.

**Guests:** Town Supervisor: Paul Macko and Anne Waling, representing Cypress Creek

**Meeting opened** by *Don Teator at 7:00 pm with the Pledge of Allegiance*

### **Anne Waling(Cypress Creek) 2 possible Solar Farms 36.00-5-1 & 51.00-1-5**

Ms. Waling was here tonight to present the applications for two possible solar farms. They will both be 2 megawatt projects that fall under a NYSERDA grant. Both projects will be 20 acres or less. She went over what would be done as far as fencing and buffering between neighbors.

Don read the solar zoning law to the rest of the board and it was noted that the fencing would need to be 8' instead of the 6' or 7' that is normally done. Cypress Creek would also have to meet the required setbacks.

It was requested that a walk thru be done to actual see where panels and control box would be going. This would make it easier on decided what the visual impact would be for the Town as well as the neighboring properties. The Board would also like to see some samples of the fencing that could be used.

Anne asked for a local nursey that could help with the new plantings that would be needed when the project was finished. It was recommended to contact Story's. She also asked if the Board had any problem with her and Cypress Creek doing a presentation for the public prior to a public hearing. The Board had no opposition to this request and thought it was a very good idea. Anne stated that she would coordinate a walk thru for the Board members and Delaware Engineering with the property owners.

The Board invited Anne back to meet with them as soon as she had the requested information together: survey of the properties, topographical maps with buffer zones marked, decibel report on fan noise, glare study, DOT information on curb cuts, lease agreements with land owners, proof of insurance, SEQRA long form, and SWPPP.

Tal will set up an escrow agreement with Cypress Creek in the amount of \$5,000.00. He will also make sure that the construction/maintenance and removal surety is in place.

### **Minutes**

*Motion made to approve the minutes from October 5, 2016 made by Bud Bear. Seconded by Brian Wickes. All in favor: 3, opposed: 0, motion carried.*

### **Close Meeting**

*Motion made to close the meeting at 7:56 pm made by Brian Wickes. Seconded by Bud Bear. All in favor: 3, Opposed: 0, motion carried.*