

# Town of Greenville Planning Board

PO Box 38  
Greenville, NY 12083

---

**December 2, 2020**

## **Minutes**

**Attendees:** Planning Board Members: Don Teator, Bud Bear, Ken Elsbree, Jay Goodman, and William Bardel by phone, Attorney: Tal Rappleyea by phone and PB Clerk: Hope Nugent.

**Guests:** 5 audience members and 3 by phone

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

### **George Rauf - Subdivision – 13.00-3-4**

Mr. Rauf was present tonight to present plans for a 2 lot subdivision of a 51 acre parcel proposal located at 367 Spring Valley Road. The second parcel would be 5.63 acres, leaving the main parcel approximately 45 acres. There is a house on the property which will stay with the large parcel. A new driveway will be put in to allow access to the house on the large parcel and the rest of the existing driveway be placed into the deed as a right away if needed. Mr. Rauf stated that his son will be building on the smaller parcel and they have already had a perk test done. Mr. Rauf also stated that the road frontage for both parcels is over the required 150'. Don reviewed the location of the parcel as being in roughly the center of Spring Valley road. Don also stated that the road frontages look good and also stated that the gravel road that already exists does go over both parcels and it will need to be written into the deed as Mr. Rauf had stated.

*Motion to declare Lead Agency was made by Bud Bear. Seconded by Ken Elsbree. All in favor: 5, Opposed: 0, motion carried.*

*Motion to set Public Hearing for 2 lot subdivision on January 6, 2021 was made by Ken Elsbree. Seconded by Bud Bear. All in favor: 5, Opposed: 0, motion carried.*

### **Cypress Creek – Red Mill Solar 36.01-1-9**

Ethan Winter, Doug Warden and Paul Irby were present tonight. Mr. Winter reviewed the project for those present. He stated that this will be the second project that they have done in Greenville. It is a 2 megawatt Community Solar project. The project will be done on approximately 23 acres of the 65 acre parcel. The location of the site has been hay fields for the last few years. There will be minimal clearing needed. The location will be surrounded by 8' fencing, with plantings as needed and will be maintained every month. With the fencing and the natural westerly slope of the land, Mr. Winter stated that anyone on East Red Mill Road will only be able to see the back of the panels. Mr. Winter also stated that the Town code for setbacks is 500' from residences. They have been before the ZBA for 2 variances that they are requesting as they have a property which is 340' away from the panels. They are also seeking a variance for being 150' away from the Basic Creek. Since the residence is within the 500' a new impact study will be done of the area before leaf out. Board members asked that they be given a photo rendering of what the landowners would see of the panels. Also asked was that the Board

receives the actual physical measurement from the panels to the Vanucci residence, as they will be the most impacted by the project.

Mr. Winter stated that the Langan group is able to the measurements within a foot and that there are also several layers of vegetation before the panels.

Don reviewed with the Board that they had sent this project to the ZBA due to the variances that are needed, but that the ZBA has sent it back to them as they are better at looking at the environmental issues, etc... Don would like to do a walkthrough of the property where the project will be. Tal thought that would be a good idea as well. The Vanucci's, who are the homeowners with concerns, asked for a walk through as well. Mr. Winter stated that he will be a part of the walkthrough,

Don asked if there was any way to avoid the need for the variances. Mr. Winter stated that with the 2 megawatt they have proposed there is no other way to place it as there are some wetlands on the property, as well as the house. It was asked by the Board if the town engineer had looked at site yet, if any fill will be brought in, and if any revisions have been made since the original map was done in 2017 and if they were or could be marked.

A digital copy of the plans will be sent to Delaware Engineering so that they can review the project. Mr. Irby also stated that as they will be making a bio-retention pond on the property, anything they remove for that pond will stay on property so they will most likely not need to bring any fill in. Mr. Winter stated that the only changes that have been made to the original plan were the setback markers. He will get 6 new sets of plans out to the Board. Mr. Winter also asked if they could move forward with the SEQRA. Tal and Don stated that there is a lot of information to digest. The Board would like to get a list of questions/concerns together for Delaware to review before proceeding. Mr. Warden asked if they could at least have Tal move forward with sending the necessary letters out to all interested agencies that the Planning Board would like to Declare Lead Agency. This would also include sending the 239 referral to the County so that they could review both the Planning Board and the ZBA.

Tal stated that the Board should set the escrow account and forward the information to Delaware Engineering. Don asked if a motion was needed for the escrow. None was needed as the process had been started in 2017 but was not signed.

*Motion to allow Town Attorney, Tal Rappleyea to send out SEQRA, & 239 referrals was made by Ken Elsbree. Seconded by Bud Bear. All in favor: 5, Opposed: 0, motion carried.*

Don asked about the Freehold solar site. The site has been cleared and it looks terrible. Mr. Winter stated that they are hoping to be completed by April 2021. Due to the closures since COVID 19, everyone is now playing catchup. The permit for construction was granted in August 2020. Clearway will be building and operating the site. Mr. Winter was asked who would be maintaining the site, he was unsure and said he would get back to the Planning Board with that information.

### **Minutes**

*Motion made to approve the minutes from November 4, 2020 was made by Ken Elsbree. Seconded by Bud Bear. All in favor: 5, Opposed: 0, motion carried.*

### **Close Meeting**

*Motion made to close the meeting at 8:20pm made by Bud Bear. Seconded by Ken Elsbree. All in favor: 5, Opposed: 0, motion carried.*