

# Town of Greenville Planning Board

PO Box 38  
Greenville, NY 12083

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September 2, 2020

## Minutes

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

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

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

### **Robert & Janet Goldsbary – Subdivision – 12.00-2-22**

Al MacDonald from Santo's is here representing the Goldsbary's tonight. They are looking to subdivide their 56 acre parcel into 2 lots. The largest lot being 53 acres and the smallest being 2.8 acres. The house would be located on the 2.8 acre parcel. The Board reviewed the map. It was stated that the former driveway would need to be removed. Road frontage and side boundaries are acceptable. Mr. MacDonald stated that they would be blocking off the old driveway and that he would make a note on the map.

*Motion to Declare Lead Agency was made by Ken Elsbree. Seconded by Bud Bear. All in favor: 3, Opposed: 0, motion carried.*

*Motion to declare application as a 2 lot subdivision was made by Bud Bear. Seconded by Ken Elsbree. All in favor: 3, Opposed: 0, motion carried.*

*Motion to schedule Public Hearing for October 7, 2020 was made by Bud Bear. Seconded by Ken Elsbree. All in favor: 3, Opposed: 0, motion carried.*

### **James Kennedy & Samantha Dunkley – Subdivision 11.00-4-4.1**

Al MacDonald from Santo's is here representing the Kennedy/Dunkley's tonight. They are looking to subdivide their 19.524 acre parcel into 2 lots. The largest lot being 16.37 acres and the smallest being 3.15 acres. They would be building a new house which would be located on the 3.15 acre parcel. The Board reviewed the map. Road frontage for new parcel is 400 feet.

*Motion to Declare Lead Agency was made by Ken Elsbree. Seconded by Bud Bear. All in favor: 3, Opposed: 0, motion carried.*

*Motion to declare application as a 2 lot subdivision was made by Bud Bear. Seconded by Ken Elsbree. All in favor: 3, Opposed: 0, motion carried.*

*Motion to schedule Public Hearing for October 7, 2020 was made by Ken Elsbree. Seconded by Bud Bear. All in favor: 3, Opposed: 0, motion carried.*

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

Cypress Creek representatives, Ethan Winter and Christina Zolezi, were present tonight to present a new application for a 2 mega community solar array which would be located on East Red Mill Road. The Special Use Permit states that approximately 23 acres of land have been leased for this project. Due to the fact that the site is mainly open farm fields, there will be no need to do any tree clearing. It is also

located approximately 1 mile from the existing solar array. The fence that will be surrounding the system, which is a fixed tilt system will only be 100 feet from the creek which is on the property. Town zoning states that the setback needs to be 500 feet. The other setback which was looked at was the 500 foot setback from any nearby residence. One residence is 240 feet away the other is 450 feet. Due to the setbacks not being within the zoning the Board at this time has denied the application from Cypress Creek and have referred them to the ZBA for 2 variances.

*Motion made to deny the Special Use Permit and refer cypress Creek to the ZBA was made by Ken Elsbree. Seconded by Bud Bear. All in favor: 3, Opposed: 0, motion carried.*

### **Minutes**

*Motion made to approve the minutes from March 4, 2020 was made by Bud Bear. Seconded by Ken Elsbree. All in favor: 3, Opposed: 0, motion carried.*

### **Close Meeting**

*Motion made to close the meeting at 7:40 pm made by Ken Elsbree. Seconded by Bud Bear. All in favor: 3, Opposed: 0, motion carried.*