

Town of Greenville Planning Board

PO Box 38
Greenville, NY 12083

January 6, 2021

Minutes

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

Guests: 3 audience members by phone

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

Don took a few minutes to congratulate Will for taking over the vacant spot left by Brian Wickes and also to congratulate Deb on her new 5 year term.

George Rauf – Public Hearing-Subdivision – 13.00-3-4

Don stated that tonight is a Public Hearing for a 2 lot subdivision for Mr. Rauf.

Mr. Rauf reviewed plans for a 2 lot subdivision of a 51 acre parcel. He stated that his son is looking to build on part of the property which is why he is doing the subdivision. A new driveway will be put in to allow access 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 the smaller parcel will be 5.63 acres.

Motion to open Public Hearing at 7:04 was made by Bud Bear. Seconded by Will Bardel. All in favor: 5, Opposed: 0, motion carried.

Don asked if there were any questions from the audience members – no questions at this time

Motion to close Public Hearing at 7:05 was made by Bud Bear. Seconded by Deb Danner. All in favor: 5, Opposed: 0, motion carried.

Don and Will reviewed the SEQRA for the Board.

Motion to declare Neg. Dec. was made by Bud Bear. Seconded by Deb Danner. All in favor: 5, Opposed: 0, motion carried.

Don asked if there were any questions or comments from the Board – no questions or comments.

Motion to approve 2 lot subdivision was made by Bud Bear. Seconded by Will Bardel. All in favor: 5, Opposed: 0, motion carried.

Discussion

Don stated that he would like to speak about the Red Mill Solar project. Don stated that Will has done quite a lot of work. He has created lots of questions- 14 pages, some for Tal, Delaware Engineering, Cypress Creek and the Planning Board.

Tal thought this would be a good way to go about getting answers.

Don thought the first thing that should be done is to send Delaware their list of questions. Tal stated that questions to Cypress Creek should not be sent just yet. Tal also said that the whole document can be shared with the Planning Board, which will be reviewed internally but not to be shared with the public. Will said he wanted to make sure all new laws are followed. Don asked Will to send all questions to Hope and then she will forward to the right groups.

Tal stated that he has received the complete application and has sent them out to the appropriate agencies. The 239 referral has also been sent out to the County. Planning Board can declare lead agency at next meeting. Part I of the SEQRA has to be complete as well as the EAF has to be done. Once declaration of a complete application the Board has 62 days to open public hearing, then can close in 62 days. Tal also stated that Cypress Creek would like to move more quickly but due to new laws everything needs to be done correctly. The variances from the ZBA are also needed. The Planning Board needs to hear from Delaware first as well.

Don would like Delaware to take a look at the bank by the Basic Creek. Will is also encouraging Delaware Engineering to do a site visit.

Minutes

Motion made to approve the minutes from December 2, 2020 was made by Will Bardel. Seconded by Bud Bear. All in favor: 5, Opposed: 0, motion carried.

Close Meeting

Motion made to close the meeting at 7:36pm made by Deb Danner. Seconded by Will Bardel. All in favor: 5, Opposed: 0, motion carried.