

# Town of Greenville Planning Board

PO Box 38  
Greenville, NY 12083

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**April 7, 2021**

## **Minutes**

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

**Guests:** 7 audience members by phone

**Meeting opened** by *Don Teator at 7:02 pm*

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

Don asked Tal to update the Board with what had been determined by the Town Board as to the scenic byway. Tal stated that a Town Board was unsure if they had made the designation but did reconfirm that East Red Mill Road has Scenic Byway designation. Tal also stated that he is writing the resolution, which will then be forwarded to the Zoning Enforcement officer for further decision. If the ZEO does not qualify East Red Mill as a scenic byway, than work and discussion with the Planning Board can continue to move forward. If the ZEO does qualify East Red Mill as a scenic byway than work will need stop and Cypress Creek would need to go before the ZBA for either an interpretation or a use variance. However a use variance is very difficult to qualify for especially for a public utility. At this time it is up to the Planning Board if they want to move forward or wait for a determination.

Ethan Winter from Cypress Creek asked if he could speak to the Board about what they have done so far. He stated that Cypress Creek is continuing to move forward and that they have sent out letters to the 12 neighbor's about visual impacts. They have spoken with the Vannuci's and Mott's and have talked about doing onsite visits with photos for a new rendering of the visual impact study. They are also working on finalizing the screening proposal after speaking with the neighbor's. Ethan stated that LA Group is working on completing this for them. Ethan would like to show the renderings to the Board in person as soon as possible. He also stated that Delaware Engineering has been in contact with their engineer. Paul Irby from Cypress Creek stated that they would have revisions based on the engineers meeting for the next meeting.

After more discussion between the Board, Tal, audience members and Cypress Creek about the scenic byways, and not having a clear determination, Don stated that the Planning Board will wait to hear from the ZEO of his decision on whether or not East Red Mill Road is a designated scenic byway or not before continuing.

### **Discussion**

**Heidenberg – Subdivision** Don stated that the Board has been presented with an article from Al MacDoanald, the surveyor for the Heidenberg's, stating that their property has a natural subdivision. Don asked Tal to discuss this. Tal stated that this article is from the NYS Department of State and this proposed subdivision is a natural subdivision as the parcel is divided by a road. Don asked what the next step was. Does the Board send it to the Zoning Enforcement Officer or do they move forward and require the survey for subdivision? Tal recommended that the road would act as a natural subdivision of

the parcel as long as it does not create substandard parcels. Don stated that the Board would wait for advisement from the Zoning Enforcement Officer before moving forward.

**Minutes**

*Motion made to approve the minutes from March 3, 2021 was made by Ken Elsbree. Seconded by Will Bardel. All in favor: 5, Opposed: 0, motion carried.*

**Close Meeting**

*Motion made to close the meeting at 7:58pm made by Bud Bear. Seconded by Ken Elsbree. All in favor: 5, Opposed: 0, motion carried.*