

**Town of Greenville**  
Zoning Board of Appeals  
Town Hall, Pioneer Bldg.  
PO Box 38,  
Greenville, NY 12083

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**October 13, 2020**

**Attendees:** Tom Vance, John Ingalls, Art Marini and clerk: Hope Nugent.

**Guests:** Michael Sheridan & Ethan Winter from Cypress Creek, and James Weeks

**Pledge of allegiance @ 7:00 pm**

*Motion to open meeting made by Art Marini at 7:00 pm.*

*Seconded by: John Ingalls. All in favor: 3, Opposed: 0, Motion carried.*

**Old Business:** *Motion to accept the minutes from September 10, 2019 made by Art Marini.*

*Seconded by: John Ingalls. All in favor: 3, Opposed: 0, Motion carried.*

Tom stated that the Board was here tonight to accept the variance application of Red Mill Solar LLC. Cypress Creek, who is leasing the land for Red Mill Solar, is seeking the variance for 2 areas that do not meet the 500' setback requirements according to the zoning law.

Ethan Winter and Michael Sheridan who are representing Cypress Creek asked to review the project with the Board. Mr. Winter stated that this project is being proposed on 20 acres of land that they have leased from James Weeks since 2016. They stated that the project is a 2 megawatt system and that they have a fully vested interconnect with Central Hudson since 2017. They are asking for 2 variances for setbacks that do not meet the 500' requirement. The first variance is for the northwest corner of the project. The solar array is 340' from the residence so they are requesting a 160' variance. The second variance they are requesting is for the southwest corner of the project. The solar array is only 135' away from the center of the Basic Creek so they are asking for a 365' variance.

The Board had a few questions: How do you denote the center of the creek, do they emit bio pollution, any reflection, where does the array connect, will there be any runoff, estimated start time?

Mr. Winter stated that they found the center of the creek by using the DEC layer on the mapping program used. The array does not emit any bio pollution and there is no glare as the panels are meant to absorb the light. A test will be done as there is an airport nearby. They will connect to the nearest 3phase lines. If an upgrade is needed, it will be at the developer's expense. Mr. Winter stated that there will be no run off as there will be no clearing needed as it is all open fields. The roadway will be built to DEC specifications which will be approved by the Planning Board in the Storm Water study that will be done. Mr. Winter also stated that they are hoping for a spring of 2021 start to the project.

Mr. Sheridan stated that the ZBA would not be able to finalize the variances until after the Planning Board declared a Neg. Dec., also stated about filing a 239M. Tom was unsure of this and stated that he would need to speak with Tal, town attorney, about the procedure.

*Motion to accept Variance application made by John Ingalls. Seconded by: Art Marini. All in favor: 3, Opposed: 0, Motion carried*

*Motion to set Public Hearing for Red Mill Solar LLC November 10, 2020 and to allow clerk to send out notices on made by John Ingalls. Seconded by: Art Marini. All in favor: 3, Opposed: 0, Motion carried.*

*Motion to close meeting made by Art Marini at 7:34 pm. Seconded by: John Ingalls. All in favor: 3, Opposed: 0, Motion carried.*