

Town of Greenville Planning Board

PO Box 38
Greenville, NY 12083

January 3, 2018

Minutes

Attendees: Planning Board Members: Don Teator, Brian Wickes, William Bardel, Bud Bear, Attorney: Tal Rappleyea, and PB Clerk: Hope Nugent.

Guests: John Reagan, Chuck Utschig, Doug Warden and Kevin Frank—Cypress Creek, Alan Tavenner, and Travis Smigel – Delaware Engineering, Audrey Matott – Greenville Pioneer, Tucker Lewis, Jay Goodman, Gary Harvey, Ed Lawson and Dotty Verch – Town of Westerlo.

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

Gary Harvey –representing Preisner, Tryland & Gorch 25.00-2-24

Mr. Harvey stated that he was present tonight to resubmit maps for the property located at 158 Highland Rd. He stated that he was here a year ago with the maps showing the subdivision changes to make the proposed lot a 5 acre lot with a foundation. He stated that he had returned to the Planning Board because no one had picked up the previous set of maps that were approved. Tal reviewed the options for the Board which are: owners would need to go through process again, or as long as no changes-readopt the SEQRA and sign new maps. Mr. Harvey stated that as far as he knew there were no changes to the property since time. Tal stated that there would be conditions that would need to be met before the maps could be signed. They are: a letter of certification from the owner stating that there have been no changes to the property, the Board would then reconfirm the SEQRA and Neg Dec. and also the approval of the subdivision.

Motion made to reconfirm the Neg. Dec. and SEQR, as well as requiring letter of certification of no change, and also approval of subdivision made by Will Bardel. Seconded by Brian Wickes. All in favor: 4, opposed: 0, motion carried

Gary Harvey –representing Walt Lampman 37.00-2-25

Mr. Harvey who was representing Walt Lampman presented plans that showed a subdivision on King Hill Road that would make a lot that is 3.2 acres. The zoning for that area is 5 acres. The Board stated that Mr. Harvey and Mr. Lampman would need to go before the ZBA first before the Planning Board could proceed with any possible subdivision.

Cypress Creek - Freehold Solar 51.00-1-5

Cypress Creek - Amberjack Solar 36.00-5-1

Cypress Creek – Red Mill Solar 36.01-1-9

Doug Warden attorney for Cypress Creek was present and reviewed the concerns that the Board had about the possible cumulative impact. He stated that there is a chance to look at the SEQRA again and change it if needed.

The potential impacts that Cypress Creek looked at were, Visual impact, Traffic, Drainage and water discharge, and Threatened and endangered species as listed in the handout that Cypress Creek provided. Mr. Frank reviewed the visual impact that has already been done on the Freehold, Amberjack and Red Mill projects. He also stated that they have looked at the impact for the proposed Ingsalide project.

Mr. Reagan and Mr. Utschig reviewed the traffic impact. They stated that they will come up with a plan that will have project 1 start then on day 30 project 2 will start and so on. They also reviewed the Drainage impact. Brian is concerned about all of the projects discharging into the same stream.

Mr. Reagan stated that each site is different pertaining to the requirements for the endangered species. Will asked if the 8' fence surrounding the site have any impact on the migratory patterns of the native wildlife. Mr. Reagan didn't believe that there would be any impact.

Brian asked if when the new maps are made that one of the overlays include the houses so that the Board can see the where the house are in relation to the projects. Brian also asked for a topography overlay. Tal reminded everyone that even though they are looking at the cumulative impact that they still need to look at each project individually.

After a brief discussion about the possible changes in character of the area, the decommissioning of the potential sites back to their natural states, taking the grid from 8.5 megawatts to only having .5 megawatts available, Don stated that he felt what was discussed had given the Board a better overview. Ms. Matott stated that she could place a line in the local paper to welcome all residence to attend the next scheduled Planning Board meeting, to hopefully get more information about the solar projects out to more residences of the Town.

Mr. Reagan stated that Cypress Creek would present the reports with the additional information on the impacts for all 4 potential projects at our next scheduled meeting. If reports are acceptable upon review than the Board could amend the Neg. Dec. with supplements, and could vote to approve or disprove the applications.

Minutes

Motion made to approve the minutes from December 6, 2017 made by Bud Bear. Seconded by Brian Wickes. All in favor: 4, opposed: 0, motion carried.

Discussion

Don informed the Board that Arnie had given his resignation as well as Sean McCulloch. Don was appointed by the Town Board to be Chairperson. Debra Danner was appointed to fill Arnie's unexpired term and will now be Deputy Chair. Will Bardel is now the 1st alternate.

Close Meeting

Motion made to close the meeting at 8:33 pm made by Bud Bear. Seconded by Will Bardel. All in favor: 4, Opposed: 0, motion carried.