

AGENDA
Town of Greenwich - Planning Board
Regular Meeting
09/19/2024

Call to Order

Roll Call

New Appointment:

- Zack Jordan

Correspondence:

- Phone call from Dr. Kevin Flynn inquiring about SUP for home office.
- Phone call from realtor / potential buyer regarding the acceptable use for the Lapham property (RA District).

Public Hearings: None

New Business:

- **Minor Subdivision # 597 - Proposal submitted by Edward V. and Laura A. Bernard** for property located on Kilburn Road., Cossayuna, NY, Tax Map ID 207.-1-5.11. Proposal for boundary line adjustment conveying 1.55 +/- acres to property located at 261 Kilburn Road, 207.-1-5.7. The property is located within the Rural/Agricultural Zoning District.
- **Minor Subdivision # 598 - Proposal submitted by Hank Robertson** for property located at 317 County Route 49, Tax Map ID 206.-1-22.7. Proposal to subdivide 16.87 +/- parcel into two lots – One comprising of 3.79 +/- acres and the other of 13.08 +/- acres. The property is located within the Rural/Agricultural Zoning District.
Note: Application was previously submitted as MS# 577 in 2021 but abandoned.
- ***TENTATIVE* (pending applicant's receipt of updated maps from surveyor)**
Minor Subdivision # 596 - Proposal submitted by Erin Luciani (Designated agent - Ira Wiley) – for property located at 266 Christie Road, Tax Map ID 214.-1-9.1. Proposal for creation of a **non-buildable lot** consisting of 13.6 +/- acres conveyed from existing 82 +/- acre parcel. The property is located within the Rural/Agricultural Zoning District.

Old Business:

- **Minor Subdivision # 593 - Proposal submitted by Sophie Polchowski / Christine Dart (Designated Agent- NY Greenwich Solar Farm, LLC and Bergmann (Colliers Engineering))** for property located at 2624 State Route 40, Tax Map ID # 220.-2-21.2. Proposal to subdivide into two lots – One comprising of 49.357 acres and the other of 54.077 acres.
- **Special Use Permit # 2024-01- Proposal submitted by Sophie Polchowski and Emeren (Designated Agent- NY Greenwich Solar Farm, LLC and Bergmann)** for property located at 2624 State Route 40, Tax Map ID # 220.-2-21.2. Proposal to construct two (2) proposed solar projects (total of ±7.7 MW) on a ±56.5 acre portion of land. The proposed Greenwich I Solar Farm Project is located on the southern portion of the parcel and is a ±5.0 MW solar photovoltaic facility and the Greenwich II Solar Farm Project is located in the northern portion of the parcel and is a ±2.7 MW solar photovoltaic facility. The project will involve the installation of ground mounted photovoltaic panels as well as the associated access roads, electric utility upgrades, and perimeter fencing.
 - Discussion of site walk and slide show presentation.

Other Business:

- Continued discussion of proposed amendments to TOWN OF GREENWICH PLANNING BOARD BY-LAWS
- Planning board budget request for 2025.
- Board member training hours audit.

Minutes:

August 15th, 2024 (Regular Meeting Minutes)