

AGENDA

Town of Greenwich - Planning Board Regular Meeting

10/16/2025

Call to Order & Roll Call

Minutes: September 18, 2025

Informal review:

- **Laurel Cole, SUP-2022-05 Greenwich Materials Gravel Mine - 441**
Christie Road – Preparation for SUP Renewal due next month.

Public Hearings - 7:15pm:

- **Minor Subdivision #607 – Proposal submitted by Dee M. Burch – (Designated Agent Kristian Khachadourian)** – For property located at 111 Ryan Rd, Tax Map ID 230.-1-4.1. Proposal to subdivide parcel into two lots, with a newly created lot consisting of 23.98 +/- acres, leaving 15.03 +/- acres remaining with the original lot. The property is located within the Rural Agricultural Zoning District.

New Business:

- **Minor Subdivision #612 – Proposal submitted by Alan R. and Jeanmarie Wilbur Irrevocable Trust** – For property located at 386 Count Route 77, Tax Map ID 211.-1-10. Proposal to subdivide parcel into two lots with a newly created lot consisting of 1.0 +/- acres. The property is located within the Rural Agricultural Zoning District.

Old Business:

- **Minor Subdivision #610 – Proposal submitted by John and Carol Wildman**– For property located at 188 Clarks Mills Rd, Tax Map ID 219-1-11.6. Proposal to subdivide parcel into two lots, with a newly created lot consisting of 2.23 +/- acres, leaving 17.8 +/- acres remaining with the original lot. The property is located within the Rural Agricultural Zoning District.
- **Site Plan Review 2025-02 – Proposal submitted by Great Meadow Federal Credit Union, (Designated Agent, Environmental Design Partnership, LLP)** for property located at 2561 NYS Route 40, Tax Map ID 228.-2-2.3. Proposal for a new 1240 square foot bank building with a 3-lane drive-thru service, new entrance off NYS Route 40, onsite parking, onsite septic and an onsite well. The property is located within the Commercial
- **Extension Request for Special Use Permit # 2022-01 “Bald Mountain Solar” - Proposal submitted by Designated Agent Boralex for property located on County Route 77, Tax Map ID # 211.00-1-10 and 219.00-1-6.1.**
- **Special Use Permit #2025-03 – Annual Renewal for Pleasant Villa Mobile Home Park.**
- **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.