

Town of Greenville Planning Board

PO Box 38
Greenville, NY 12083

December 3, 2025

Minutes

Attendees: Planning Board Members: Don Teator, Bud Bear, Will Bardel, Jay Goodman and PB Clerk: Hope Nugent.

Guests: Aimee Robichaud(Home Owner), Alex Martin(Kassleman Solar), Paul Macko(Board Member), and 1 audience member.

Meeting opened by Don Teator at 7:00pm

Allaud/Robichaud Ground Mount Solar – Special Use Permit – 24.02-4-17

Alex Martin a representative from Kasselman Solar was present tonight to discuss the proposed solar project for the Allaud/Robichaud residence which is located on SR 32.

Motion made to open Public Hearing at 7:05pm, was made by Bud Bear. Seconded by Jay Goodman. All in favor: 4, Opposed: 0, motion carried.

Mr. Martin stated that this is a ground mount solar project which will be 15.05 kw for personal use only for the property owner. The panels will be approximately 660 sq. ft.. The set backs are over 190' from all property lines.

Don stated that the neighbor, Barbara Walter, who would see the panels, wrote a letter which said she was okay with the plan.

Don asked if there were any questions/concerns from the audience. One land owner stated that she was concerned about her line of site of the lake and mountains, as well as her “wetlands”. She was also concerned about what happens when site is decommissioned. Mr. Martin stated that there is no leaching of any chemicals into the ground and all equipment would be removed upon decommissioning. All that would be left would be the holes from the piers that would be filled back in with dirt. Mr. Allaud stated that he is willing to place plantings for screening for concerned neighbors.

Motion made to close Public Hearing at 7:33pm, was made by Will Bardel. Seconded by Bud Bear. All in favor: 4, Opposed: 0, motion carried.

Board discussed project and reviewed SEQRA part II.

Motion made to declare Neg. Dec. was made by Will Bardel. Seconded by Jay Goodman. All in favor: 4, Opposed: 0, motion carried.

Motion made to approve SUP with screening(plantings) was made by Jay Goodman. Seconded by Bud Bear. All in favor: 4, Opposed: 0, motion carried.

Santo Associates – Lot Line Adjustment & Subdivision for Neil Murphy – 36.00-1-11,22,23,24

Al MacDonald was present tonight to review maps for a 3 Lot Line Adjustment as well as a subdivision. After review of the maps showing the lot line changes and the subdivision the Board asked for 2 different maps. The first map would show the lot line changes and the second would show the subdivision. As it looks now the lot line changes are fine as it increases the smallest parcel from 1.69 acres to 2.97 acres. The map also shows that with the subdivision one lot will not have road frontage. Mr. MacDonald stated that a private road to Town specifications and a road maintenance agreement was proposed for access. The Board would like to do a site visit to see what is being proposed. Mr. MacDonald stated that a site walk could be arrange and would be back before the Board January 7th with new maps with clean lines for the lot line changes as well as the subdivision, with the proposed road.

Minutes

Motion made to approve the minutes from November 5, 2025 was made by Bud Bear. Seconded by Jay Goodman. All in favor: 4, Opposed: 0, motion carried.

Close Meeting

Motion made to close the meeting at 8:24pm made by Jay Goodman. Seconded by Will Bardel. All in favor: 4, Opposed: 0, motion carried.