

**TOWN OF GREENFIELD**  
**Planning Board**

**April 27, 2021**

**REGULAR MEETING**

A regular meeting of the Town of Greenfield Planning Board is called to order by Tonya Yasenchak, at 7:00 p.m. On roll call the following members are present: T. Yasenchak, Karla Conway, Charlie Dake, Butch Duffney, Robert Roeckle, Joe Sabanos, and Mike Gyarmathy and Nick Querques are absent. Charlie Baker Town Engineer is also absent. Joe Sabanos has full voting privileges for the entirety of the meeting. M. Waldron, Zoning Administrator/Code Enforcement Officer is not present.

**Minutes**

February 23, 2021

MOTION: C. Dake  
SECOND: J. Sabanos

RESOLVED, The Planning Board waives the reading of, and accepts the February 23, 2020 Minutes.

VOTE: Ayes: Karla Conway,  
Charlie Dake, Butch Duffney, Robert Roeckle, J. Sabanos  
Noes: None  
Abstain: T. Yasenchak  
Absent: M. Gyarmathy and N. Querques are absent.

**NEW BUSINESS**

**US Light & Energy Case #648**  
**TM# 163.-2-90 & 91**

**370 Locust Grove Road**  
**SUP/SPR**

T. Yasenchak states that at the last meeting the Board requested more information from the applicants so they could set a public hearing. Zach Lissard, Mike Fingar, and Chris Koenig are present for the applicant. Z. Lissard states that they provided all the glare information that the Board asked them for. C. Koenig states they are proposing double rows zig zagged of white spruce, red cedar, and maple trees. One other large single row northwest side of the project 70' back from the road and 35' from the power lines. They don't have any other changes to their lay out. They chose a variety of species to break up the visual aspects. No one will be able to see the project from the road only the vegetation matured. Z. Lissard states that the grade paperwork is on the operations page section 4D. C. Koenig states that they put the

screening where they thought it would be best to be set back. The area of the array slopes gradually. The array is not up on the hill. The screening will block the view of people driving by. Z. Lissard states that the panels will be facing to the south (there are no way for sunlight to hit the array.) T. Yasenchak states that it is not well defined, where does it say on the plans that the panels will be facing south. She does not see it on the map. C. Koenig states that it is not on the plans, but they can add it to the plans. On the detailed sheet is the height, tilting away from the road. T. Yasenchak states she would like them noted on the plans. What color is the framing? C. Koenig states galvanized. T. Yasenchak states that in our Code it states that it can't be galvanized and we ask that the coloring be darker. Z. Lissard states that he does not agree with this because of all the screening they are providing. T. Yasenchak states that the Board does not usually, bend on this. This is in the Town's solar regulations. C. Dake states this is a concern for him. M. Fingar asks what color the framing can be. Skidmore College is galvanized. When was that done? Was before or after the Code was written? T. Yasenchak states the Code was written after the Skidmore project. M. Fingar asks if there is any leniency on it. T. Yasenchak states the Board does and they will discuss that. M. Fingar states that panels are bi-modules and the rear will be looking away from the road. He will provide a photo of the modules. B. Duffney states that the color of the framing can be covered at the public hearing. If the neighbors don't care it might not be an issue. There are homes on the south side of the hill how will those houses be affected by this. He wants to make sure that all of the residents are taken care of. C. Koenig states he thinks the trees will be the buffer. B. Duffney states that there are not many trees there now. B. Duffney states that when they did Skidmore project he had residents calling him on the phone complaining about the glare. How long is the lease? Z. Lissard states 25 years with 2-3 5 year additions. M. Fingar states that the lease is 25 years. There will probably be new solar information by then. B. Duffney asks if the property owner passes away before the lease is up what would happen. M. Fingar states that it would go into his estate. B. Duffney states that the red cedar, white spruce, and the red maple and asks where are they being planted. Z. Lissard states there is a map in their submittal showing which species and where it is being placed. T. Yasenchak asks if white spruce grows up or out. Z. Lissard states both. T. Yasenchak asks if the deer like the cedar. C. Koenig states the deer like the arborvitae, R. Roedle ask if they could provide a picture of the double sided solar panels from a distance on a sunny day. Z. Lissard states that they do have pictures at the office. J. Sabanos asks if the applicants are required to notify the neighbors. K. McMahon states that she does that. Z. Lissard states that the County is reviewing Agriculture District 2 this year. T. Yasenchak asks will the whole property be leased or will it be farmed as well. T. Yasenchak states the Board may put limitations on the property. Z. Lissard states only the fenced area is part of the project and he can't speculate what the property owner will do. T. Yasenchak states part of the Board's determination maybe a limitation on clearing and the property owner should be made aware. J. Sabanos states that he feels the Board needs more information on decommissioning. He feels that the Town could ultimately be responsible. Z. Lissard states that the decommissioning is the owner's responsibility. J. Sabanos states what happens if the owner changes. M. Fingar states then it is assigned to the new owners. That is why the Town has an escrow. J. Sabanos states the worst case scenario the Town would put out to bid to decommission the solar panels and he is sure that there is a lot of legality regarding that. T. Yasenchak agrees with J. Sabanos and the Town Board relies on the Planning Board in the case. M. Fingar states maybe this should be addressed with the Town Council. T. Yasenchak states if their business closes it would be on the property owner funds. Only then will the Town use the escrow. Usually escalators are in place. There are a lot of efforts put on the Town. T. Yasenchak states the Town Attorney will review it, but only the contract. M. Fingar states Town Council should review it. J. Sabanos states that he would like to see a detailed cost analysis for the decommissioning plan. M. Fingar states that he will submit it C. Baker's comments. C. Dake and K. Conway agrees with the Board. B. Duffney asks if the chain link fencing will be

galvanized. The Board sets a public hearing for this project for May 11, 2021. J. Sabanos states that he would like to see a plan for the project if the sight is abandoned, the worst case scenario. M. Fingar asks if the escrow would be enough. T. Yasenchak states not necessarily. K. Conway states that she would like to see a copy of the lease agreement. C. Koenig states that they did provide a memorandum of the lease. B. Duffney asks how long they have been doing this. M. Fingar states since 2016, have been in operation and the closest project 2 years ago. C. Koenig states that they expect C. Baker's comments by May 11, 2021. T. Yasenchak states she is not sure if he will be able to provide that before or on that night. C. Koenig asks if the SEQRA will be done after the public hearing. T. Yasenchak states yes.

Meeting adjourned at 7:56 p.m. All members in favor.

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Respectfully submitted by,

Kimberley McMahon  
ZBA Administrative Assistant

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