

**Town of Elmira, New York
Planning Board**

Meeting – September 9, 2024 7:00 pm EST

MINUTES

PRESENT: Chairman Mark Miles
Members: Ron McConnell
Mike Kohberger
Nick Kapnolas
Robert Knapp
William Maloney

ABSENT: Paul DiPietro
Scott Moore, Attorney

ALSO PRESENT: Eric Crandall, Code Enforcement Officer
Patty Carozza, Recording Secretary

Chairman Miles opens the regular meeting at 7:00 pm Chairman Miles asked members if they had read the minutes of the August 5, 2024 meeting and if anyone had additions or corrections, and hearing none, ask for a motion to approve.

MOTION by Nick Kapnolas to accept the minutes as written.
Second by Mike Kohberger
Ayes: Miles, McConnell Kapnolas, Kohberger, Maloney, and Knapp
Nays: None

Chairman Miles states that the first thing on the agenda tonight is the Hillcrest Solar Project. The chairman asks Eric if he has been in touch with the developers of the project and if they were planning to attend tonight. Eric responded that they would not be attending until after the tree study had been completed. Background on purpose of Tree Study: Jimmy Joe Carl (County Employee and Storm Water Engineer) completed a report on the land due to the changing of the land. Attorney Moore, Paul DiPietro and Eric took a tour of the site and it was decided to move forward with a tree study. Chairman Miles stated that the Site Plan should include from Jimmie Joe Carl’s report the list of specifics things that should be addressed. There were questions that the board still has and would like clarified. Moving forward with this plan, the developer will be work directly with Jimmie Joe Carl for all stormwater related questions.

MOTION by Robert Knapp to table this discussion until more information could be provided by the developer.

Seconded by Ron McConnell

Ayes: Miles, McConnell Kapnolas, Kohberger, Maloney, and Knapp

Nays: None

Next on the agenda is a referral from the Town Board regarding the View Shed for upcoming projects. There are concerns about protecting the View Shed in any area that may be affected such as the Solar Project on East Hill. This board can impose stiffer requirements and they just need to clarify. Scott Bush (Town Board Member) was in attendance and stated that he wanted to give some recommendations but it was only his opinion. Chairman Miles stated that he would not want to stop anyone from doing things on their property. William Maloney (Planning Board Member who lives on East Hill) stated that he is a bit hesitant to comment until he has more information. A conversation regarding overlays took place and what did they look like for protecting properties took place. The board felt more information was needed.

MOTION was made by Nick Kapnolas to table the discussion on this referral until more information could be provided.

Seconded by Mike Kohberger

Ayes: Miles, McConnell Kapnolas, Kohberger, Maloney, and Knapp

Nays: None

Chairman Miles moves to the next topic which is a request from the Village of Elmira Heights for a proposal to build a Dollar General at the old Manos Dinner on College Ave. Elmira Heights does not have a planning board so they asked if this board would look at the site plan for the project. It was made known that NYS DOT is reluctant to approve new curb cuts without planning board approval. If this board is willing to look at it, they would send a person to an upcoming meeting. So, Chairman Miles ask the board if they are willing to review it for Elmira Heights.

MOTION was made by Robert Knapp to review the site plan for the Dollar General located on College Ave.

Seconded by Ron McConnell

Ayes: Miles, McConnell Kapnolas, Kohberger, and Knapp

Nays: None

Chairman Miles asks if there is any other business or comments to be brought before the Board and if none, could we have a motion to adjourn.

MOTION by Nick Kapnolas to adjourn the meeting.

Second by William Maloney

Ayes: Miles, McConnell Kapnolas, Kohberger, Maloney and Knapp

Nays: None

The meeting ends at 7:41 PM EST.

#