

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

**Meeting –January 6, 2025  
MINUTES**

Eric Crandall opened the meeting and asked for a nomination for Chairman for the Planning Board for 2025.

**MOTION** by Nick Kapnolas to nominate Mark Miles as Chairman of the Planning Board  
Second by Robert Knapp  
*Ayes:* Miles, Kapnolas, DiPietro, and Knapp  
*Nays:* None

Chairman Miles then presided over the meeting as the Chairperson and asked for a nomination for Vice Chairman of the Planning Board for 2025.

**MOTION** by Paul DiPietro to nominate Mike Kohberger as Vice Chairman of the board.  
Second by Robert Knapp  
*Ayes:* Miles, Kapnolas, and DiPietro, and Knapp  
*Nays:* None

Chairman Miles asked for a nomination of Secretary for the Planning Board.

**MOTION** by Nick Kapnolas to nominate Paul DiPietro as Secretary of the Planning Board.  
Second by Robert Knapp  
*Ayes:* Miles, Kapnolas, DiPietro, and Knapp  
*Nays:* None

Continuing with the articles of organization for 2025, Chairman Miles asked if the Planning Board Meeting should continue to be held on the 1<sup>st</sup> Monday of the month (as needed) at 7:00 PM and should be held at the Town Hall in West Elmira.

**MOTION** by Nick Kapnolas to continue to hold the Planning Board Meetings on the 1<sup>st</sup> Monday of the month (as needed) at 7:00 PM and be held at the Town Hall in West Elmira.  
Second by Paul DiPietro  
*Ayes:* Miles, Kapnolas, and DiPietro, and Knapp  
*Nays:* None

Chairman Miles stated that a newspaper has to be established for Public Notices. In the past the Star Gazette has been used and would this board want to continue using it.

**MOTION** by Paul DiPietro to continue using the Star Gazette as the newspaper for public notices.

Second by Nick Kapnolas

*Ayes:* Miles, Kapnolas, DiPietro, and Knapp

*Nays:* None

The regular meeting begins at 7:05 PM.

**PRESENT:** Chairman Mark Miles

Members: Nick Kapnolas  
Robert Knapp  
Paul DiPietro

**ALSO PRESENT:** Eric Crandall, Code Enforcement Officer  
Patty Carozza, Recording Secretary  
Scott Moore, Town of Elmira Attorney

Chairman Miles excused William Maloney, Mike Kohberger, and Ron McConnell from the meeting.

Chairman Miles opens the regular meeting at 7:05pm and welcomes everyone. He states that this meeting is being held to resume the Public Hearing from Dec. 2, 2024 for the Site Plan Application for the Hillcrest Solar Site Plan.

Chairman Miles asked members if they had read the minutes of the December 2, 2024 meeting and if anyone has additions or corrections, and hearing none, a motion to approve.

**MOTION** by Nick Kapnolas to accept the minutes as written.

Second by Robert Knapp

*Ayes:* Miles, Kapnolas, DiPietro, and Knapp

*Nays:* None

Chairman Miles states that the Public Hearing from last month is going to resume. He then asks if there is anyone who wants to speak regarding the Hillcrest Solar Site Plan. The following residents addressed the board: John McGlenn, Susan Storch, Lorin Storch, Mark Rozengota, Andrea Renshaw, Will Vandelinder, Skyler Schmidt, Steve Agan, Rob Agan. After the public voiced their opinions or concerns, Nick Cunha who is working with the property owner, addressed some of their concerns. He stated that they are in compliance with the Solar Law that was established within the Town, he assured the board that the line of sight won't be an eyesore for the residents as trees will be planted to help curb the view and there will also be a vegetation management plan in place.

Mr. Cunha also states that there will be significant tree clearing (cannot be avoided), he is working with Jimmie Joe Carl from the Chemung County Stormwater Coalition on finishing up the Stormwater Pollution Prevention Plan (SWPPP), and finally as far as fire safety is concerned – there is always a chance of fire but Tesla is constantly looking to improve their batteries. Cunha also says that the solar power generated is available to the residents and if they sign up for it they will see a small decrease in their electric bill.

Chairman Miles asks for a motion to close the Public Hearing.

**MOTION** by Paul DiPietro to close the Public Hearing

Seconded by Robert Knapp

*Ayes:* Miles, Kapnolas, DiPietro, and Knapp

*Nays:* None

Chairman Miles states that since numerous concerns were vocalized by the residents of the area, he suggests that various things need to be addressed before a decision is made. The board would like to hear more from Jimmie Joe Carl from Stormwater Management and any other agency involved. Scott Moore does inquire with Mr. Cunha regarding the decommissioning bond and will it include the disposal of batteries. Mr. Cunha states that he will submit more information about the disposal of batteries and the bond will reflect that.

Chairman Miles then suggests that the Hillcrest Solar Site Plan be tabled until next month when more information can be shared.

**MOTION** by Robert Knapp to table this Solar Site Plan until the next meeting in February to allow time for developer to gather more information as requested this evening.

Seconded by Paul DiPietro

*Ayes:* Miles, Kapnolas, DiPietro, and Knapp

*Nays:* None

**MOTION** by Paul DiPietro to adjourn.

Seconded by Nick Kapnolas

*Ayes:* Miles, Kapnolas, DiPietro and Knapp

*Nays:* None

The meeting ends at: 8:10 pm

# # #