Town of Granville Planning Board Minutes
March 19, 2026

Members Present: Todd Smith, Chairman
Justin Aldous
Tim Zinn
Peter Beyer
Zack Morris

Member(s) Absent: None

Clerk Present: Pam Martindale

The regular meeting of the Granville Town Planning Board on Thursday, March 19, 2026 was called to order at 7:00PM by Todd Smith, and a Quorum was established. Todd then led the reciting of the Pledge of Allegiance.

Meeting Minutes:

- The February minutes from February 19, 2026 meeting were reviewed. Todd made a motion to approve the minutes as written. Tim seconded the motion. All were in favor, none opposed, so the motion carried.

Correspondence:

- The Planning Board clerk read aloud a letter from the Washington County Planning Board dated March 3, 2026 stating that the Town Planning Board is free to move forward and take final action regarding the Thomas Billboard Site Plan Review. It was also stated that Pamela Landi left a message to disregard their comment about an inconsistency between square footage of billboard.

Public Hearing: None

New Business:

- **Susan Barrett/David Cosey Minor Subdivision 1028 Taylor Hill Road, Granville (134.-1-38):**
- Present for this meeting were Susan Barrett, Kenneth and David Cosey. Susan and David presented a sketch plan for dividing this parcel into three lots. One lot has Susan's house on it, a second lot has David's house on it and the third lot is vacant land. They want to have Right A Way's extending from David's house lot and the vacant lot to have access to Taylor Hill road. The Board members unanimously suggested for the property lines to extend out to Taylor Hill and avoid any Right Of Way's. It was also suggested to have at least 50 foot of road frontage for each parcel. Their land surveyor is VanDooran whose office is located in Greenwich, NY.

- Susan stated that they would discuss the matter more amongst themselves and contact me regarding the completion of the subdivision application.

Old Business:

- **Summit Ridge Energy Application 25-9(Site Plan),1167 County Route 24:**
- Todd made a motion to close the Public Hearing since no additional comments have been received. Peter seconded this motion, all were in favor and none opposed and the motion carried.
- The Planning Board clerk provided a copy of the revised decommissioning plan written by Summit Ridge Energy along with a correspondence provided by Lamont Engineering regarding a second quote for the decommissioning cost. Both documents were reviewed closely by all board members and the Board came to a consensus in proceeding with this Site Plan Review. Todd took note of the couple of changes to the updated decommissioning plan and will forward them to the clerk. The Board requested that the Lamont Engineering document is forwarded to Summit Ridge Energy regarding the new quote for the surety bond. Some of the things included in the updated decommissioning plan are as follows: Summit Ridge Energy has replaced their company name with "Project Manager", the two triggers for decommissioning prior to the depletion of this project are abandoned and ceases operation for a period of 12 months or more and no plans to replace or repair the solar system should it become damaged. The agreement between the Town Planning Board and Project Manager or Lessee is as follows: the funds to pay the cost for decommissioning will be used when the Lessee provides notice(Lessee Decommissioning Notice) to the Town of its intent to retire or decommission the project or one of the above listed triggers occurs. The Town will provide a 30 day written notice(Decommissioning Notice) to lessee prior to commencing the decommissioning of this project. The Project manager has 360 days to complete the decommissioning unless a reasonable explanation is provided. The Project Manager/Lessee is to adhere to this Decommissioning plan and if any deviations then a formal plan will be submitted by Project Manager regarding any changes. The landscaping, grading and/or driveway may remain if the landowner submits a written request to the Town of Granville Planning Board and approval occurs. In addition, the project developer or manager will remove all operator owned equipment including concrete conduit structures, fencing, and foundations located in the soil. All in-ground conduits and wiring will be completely removed. Decommissioning will also include the removal of all solid and hazardous waste caused by the facility in accordance with local, state and federal waste disposal regulations. The total decommissioning cost estimate is $423,404 ($282,269 x 150%). Prior to the issuance of a Building permit, the Applicant(s) shall submit cash escrow and Surety Bond naming the Town of Granville as project lifetime beneficiary in the amount of $423,404 to cover the full cost of decommissioning and removal of solar collector system and restoration of the property for parcel 117.-1-3.1 located at 1167 County Route 24 in the Town of Granville. The security amount shall be reviewed and updated by the Project Manager every five-year interval based

solely on the updated decommissioning cost estimate certified by a qualified NYS engineer. Lastly, the owner of the facility, currently the Project owner, is solely responsible for the funding and facilitation of the decommissioning.

- Todd motioned to grant Summit Ridge Energy a preliminary approval on Site Plan application 25-9 with a completed application as presented and amended along with a revised Decommissioning plan. This conditional approval is based on the following conditions:
    - Agreement between Summit Ridge Energy and the Town of Granville Planning Board of the final decommissioning plan.
    - Pending Washington County Planning Boards approval.
    - Receipt of payment for the Town engineer, Lamont, for the cost estimate
    - Confirmation that deed access with adjacent property owner, Daniel Williams(parcel id 108.-1-46), has been provided and resolved.

  Zack seconded this motion and Todd polled the Board and all members voted unanimously with stated "Aye". The Planning Board clerk will complete a preliminary resolution with the above conditions. This resolution does not include formal approval and does not provide permission to build.

Todd made a motion to adjourn the meeting at 8:40 PM. Justin seconded the motion, all were in favor, none opposed, and the motion carried. The next meeting is Thursday, April 16, 2026.