

**Town of Granville Planning Board Minutes
November 20, 2025**

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, November 20, 2025 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 October minutes from October 16, 2025 meeting were reviewed. Peter made a motion to approve the minutes as written. Todd seconded the motion. All were in favor, none opposed, so the motion carried.

Correspondence:

- None

Public Hearing:

- **Suzanne and James Cavallaro Application 25-3 (72 Truthville Road, Granville NY):**
- Todd opened the meeting at 7:04PM to the public. There were seven people from the public present as well as the applicant, Suzanne Cavallaro and her daughter, Kylie Cavallaro. There were no comments from the public. Todd closed this hearing at 7:05PM.
- Subsequently, Chet Mead asked for an overview of this new subdivision. Justin stated that the applicant was placing a double wide home on a new 3 Acre parcel. Mr. Mead stated concerns for a Cannabis Farm. Todd advised him that the planning board does not become involved in this matter.
- Todd motioned to approve Subdivision Application 25-3 located on Truthville Road. Peter seconded the motion. All were in favor, none opposed, so the motion carried.

- The applicants mylar survey maps were stamped and dated by the Board Chairman, Todd advised the applicant that a resolution will come in the mail for the approval of this Subdivision.

Old Business:

- None

New Business:

- **Raymond Kwiatkoski Application 25-6 (Leisure Lake Way, Granville) 133.-3-27:**
Raymond was present for this meeting. Todd asked Raymond to briefly state what his plans are for this subdivision. Raymond stated he plans to divide his 18.2 Acre lot into two lots. The lot where his cabin is located would consist of 12 Acres and the second lot is 6.2 Acres of vacant land.
- Raymond stated that the road to his land has a deeded right of way which consists of 50 feet from the center of either side of the road(100 feet).
- The Board members advised him of the importance of establishing a buildable lot. The Board advised the applicant of the need for a perc test and mylar survey maps. Todd classified this action as a Minor Subdivision.
- A SEQR will be necessary and will complete at next attended meeting. Otherwise, no other documents will be necessary for this Subdivision.
- The applicant was provided with the Payment Form. Raymond was advised to contact the clerk when perc test and survey are completed.
- **Summit Ridge Energy Application 25-9 (1167 County Route 24) 117.-1-3.1:**
Jeremy Karpf, Director of Development and Tony Cimpi, Project Manager, presented to the Board. Jeremy stated Summit Ridge Energy was founded in 2017. They provided the Board with a Site Plan Review and Application for Special Use Permit that describes plans for installation of a 2 MW solar array on approximately 8 Acres located on County Route 24. The entire parcel of land consists of 23.23 Acres. He stated there are wetlands on this site and not impacted. Plans to stay out of the flood plain. A sign with their 24 hour contact information will be located on a locked gate on the front entrance of chainlink fence. They will work with the local fire department (Middle Granville) regarding annual training. Plans to improve the road. The project parameter will have a seven-foot-tall chain link fence (silver in color). Driven post or ground screws for the arrays. Concrete foundation for the posts. The panels are bifacial and on trackers that run North to South and the mechanism moves with the sun. They are building a structure for small equipment storage. They will overseed with pollinated mix in the surrounding areas around the arrays/posts. Trees will border area adjacent to the property line of house that is located opposite of Amazon. No plans for lighting.
- They have a 25 year contract with NYSEG. The life span of the solar arrays is 35-40 years. Currently, they plan to sell the energy as wholesale energy or another program during the 26-40 span of life. This is community solar.

- They are projecting that this project will take approximately six months to complete. If necessary, they would place a traffic light during the construction phase. The construction will take place during normal business hours Monday – Friday and some Saturdays as needed. No construction at nighttime. Otherwise, there is very little traffic. After completion someone will visit the site 10 times per year to check on things. In addition, if they see low production of energy, they will check on things as well. They’ll hire someone to mow three times per year (once in Spring, once in Summer and once in the Fall). Their intention is to do minimal grading.
- The Board asked about poles located outside of parameter of fencing. There are four poles used to tie into the power supply. One of the poles is located at the roadside near the entrance.
- The Board asked about plans for vegetation for tree line area adjacent to a neighboring house. They asked for suggestions of type of trees to plant and were advised to plant spruce trees. Since this is not clear in the provided plans, the Board request a “call out” for landscaping vegetation screening. The planning board clerk will send a letter to Tony via email regarding this matter.
- The Board asked about the decommissioning plan. The decommissioning plan is in section F of the black book provided by Summit Ridge Energy for this project. Todd stated plans to talk to the Town Board members as well as Town attorney regarding what we are looking for. Todd asked Tony to send the decommissioning plan with pdf format to Planning Board clerk to forward to Town Attorney.
- They stated for the storm water they use SWPPP to submit through DEC. After approval from the Board for the Site Plan, they will file a permit for approval with DEC.
- Their goal is to break ground in the second half of 2026. Todd stated that we may want an engineer to look at this project.
- It was noted the Long Environmental Assessment form is in section C of the black book.

Open Discussion:

- The clerk provided the members with a copy of training opportunities at the County that was emailed by Pamela Landi. Board members are aware of the February 11, 2026 date for the annual Saratoga Conference.
- The Board was advised by the clerk of a recent site plan application provided by Joseph Thomas and plans to review at next month’s meeting.

Todd made a motion to adjourn the meeting at 8:30pm. Zack seconded the motion, all were in favor, none opposed, and the motion carried. The next meeting is Thursday, December 18, 2025.