

Town of Granville Planning Board Minutes
October 16, 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, October 16, 2025 was called to order at 6:59PM by Todd Smith, and a Quorum was established. Todd then led the reciting of the Pledge of Allegiance.

Meeting Minutes:

- The September minutes from September 18, 2025 meeting were reviewed. Peter made a motion to approve the minutes as written. Tim seconded the motion. All were in favor, none opposed, so the motion carried.

Correspondence:

- Todd read aloud the letter dated September 30, 2025 from Pamela Landi, Washington County Planning Board that states the Town can proceed with the Hilder Site Plan.

Public Hearing:

- **Paul and Sara Hilder Application 25-5- (330 County Route 21, Granville NY):**
- Todd opened the meeting at 7:03PM to the public and asked for a brief presentation from the applicant. The applicant's daughter, Lyndsy Alt, advised the public that they currently have 30 head of beef cows on their property. They have plans to open a custom cut processing facility mainly for processing beef, chicken and pigs. The meat needs to be purchased prior to them processing it. The customer can either bring their own live animal to them to be processed or purchase the animal from them. Once the meat is processed, the meat goes directly back to the customer. They anticipate approximately 200 head per year and process 4 animals per week.
- There were approximately eight people in attendance for this Public Hearing. Todd opened the floor to the public to make statements. Mr. Richard Motz stood up and asked an array of questions to the applicants. He stated that he was concerned about the water usage and especially during drought season. Lyndsy stated that

she previously worked for Water and Soil and estimated that 150-458 gallons of water used per thousand pound of meat. She stated that a cow is around 700-800 pounds in weight. Lyndsy stated their water is monitored. Their water will go into a holding tank and plans to reuse the water, such as, for crops. He asked if there were other slaughter houses in the area and the following towns were stated: Argyle, Greenwich, Hoosick Falls and Benson, VT.

- Gail Motz then stood up and provided the board members with a map of the various water sources(rivers etc...) in proximity to this project(See file). She stated that a river/stream runs through this operation.
- Tim Aldous commented that they have approximately 400 cows on their farm and have not had water issues. There were no additional comments from the public and Todd closed the Public Hearing at 7:13PM.
- Lyndsy stated that the State is monitoring now and later it will be the USDA monitoring. George Polly from USDA has been to their home and explained the need for a holding tank. They will set this up as advised.
- Todd stated to the Motz's they are welcome to contact these Agency's themselves.
- Paul Hilder stated they currently have four wells on their property.
- Todd made a motion to approve the Custom Cut Processing Facility based on the fact the application is fully completed and the applicant(s) has shown they've reach out to the proper authorities to include USDA and plan to comply with the NYS regulations. The members voted as follows:

Peter-	AYE
Tim-	AYE
Todd-	AYE
Zack-	AYE
Justin-	AYE

- The applicants sketch plan was stamped and dated by the Board Chairman, Todd and they were advised a resolution will come in the mail for the approval of this Site Plan.

Old Business:

- **Cavallaro Application 25-3-** The planning board clerk advised the Board that a Public Hearing will be scheduled for the November meeting as per phone conversation with the applicant, Suzanne Cavallaro.

New Business:

- **MacKenzie Aldous Application 25-7 (187 Lee Road, Granville) 125.-1-7:** MacKenzie was present along with her father, Tim Aldous. Todd asked MacKenzie briefly state what her plans are for this subdivision. MacKenzie stated she was building a house on her grandfather's property. The location is at the corner of Lee road and Dibble lane. Plans to subdivide at least an acre and a quarter of land where this house will set.

- The Board members advised them of the importance of establishing a buildable lot. The Board advised the applicants of the need for a perc test and mylar survey maps. Todd classified this action as a Minor Subdivision.
- Tim indicated that he has met with Jeff Mancini, an engineer in the Glens Falls area and who is also contracted by the County. Tim will follow up with Mr. Mancini for the perc test.
- The applicants were provided with the Agricultural Data Statement and the Payment Form. They will contact the clerk when perc test has been completed along with a survey.
- **Arthur G. Hansen Application 25-8(526 County Route 12) 88.-1-28.1:** Arthur is co-owner of this property along with his brother, Gary Moore II. Arthur provided the clerk with a copy of the deed as the estate was recently settled. Arthur plans to eventually build a house on approximately a 19 acre parcel while his brother will retain ownership of the other 4 acres where a house is currently situated and where his brother resides.
- The Board members advised them 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.
- The applicant was provided with the Agricultural Data Statement and the Payment Form. They will contact the clerk when perc test has been completed along with a survey.

Open Discussion:

- Zack advised the clerk that he met with the Town Clerk and completed the paperwork for his Oath of Office
- The clerk provided the members with individual applications for Summit Ridge Solar Energy project. They also reviewed the provided sketch plans.
- The Board advised the clerk they wanted the Town attorney, Mike Catalfimo, present at the November meeting when this project is scheduled to be presented.

Peter made a motion to adjourn the meeting at 8:13pm. Todd seconded the motion, all were in favor, none opposed, and the motion carried. The next meeting is Thursday, November 20, 2025.