

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

Meeting –November 6, 2023 7:00 pm EST

MINUTES

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

Member absent: Paul DiPietro

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

Chairman Miles opens the regular meeting at 7:00 pm.

Chairman Miles asked members if they had read the minutes of both October 2, 2023 and October 19, 2023 and if anyone had additions or corrections, and hearing none, a motion to approve.

MOTION by Nick Kapnolas to accept the minutes as written.
Seconded by Ron McConnell

Ayes: Miles, McConnell, Kapnolas, Kohberger, Maloney, and Knapp
Nays: None

Chairman Miles opens the meeting and states that Scott Moore is going to review some items up for discussion regarding the new Solar Laws. Attorney Moore supplied a document with suggested figures for Parcel Line Setback requirements for Tier 3 and 4 Solar Energy Systems and Height Requirements. Some of the concerns with the setback requirements were could someone put solar panels in the front of their property. Robert Knapp and Eric Crandall stated that there would not be enough room for panels as most people who get them will install many rows (just not enough room). After some discussion about some other setback requirements that are already in place– it was decided to have the setback requirement for Tier 3 to 40 ft in the front, side, and rear of any given property. For Tier 4 it was decided to keep the 50 ft. setback for the front, side, and rear. The height requirement was left as presented.

Attorney Moore also discussed the section of the document regarding consultant fees. Scott stated that if this board or the Town Board needed more clarification on something that was complicated a consultant can be hire. They must be hired at a consistent rate that Chemung County uses.

MOTION was made by Robert Knapp to send the Solar Energy Law recommendations of this board back to the Town Board for further review.

Seconded by Mike Kohberger

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

Nays: None

MOTION is made by Nick Kapnolas to adjourn the meeting.

Seconded by William Maloney

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

Nays: None

The meeting ends at 7:24 EST.

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