

TOWN OF ELMIRA • PLANNING BOARD

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

**Meeting – December 1, 2025
MINUTES**

PRESENT: Chairman Mark Miles

Members: Paul DiPietro
Mike Kohberger
Ron McConnell
Robert Knapp
Nick Kapnolas

ABSENT: William Maloney

ALSO PRESENT: Eric Crandall, Code Enforcement Officer
Stephen Davis, East Hill Volunteer Fire Dept. Chief

Chairman Miles opens the meeting at 7:05 pm and excuses member Maloney from the meeting.

He asked members if they had read the minutes from the November 3, 2025 meeting and if anyone had additions or corrections, and hearing none, a motion to approve.

MOTION by Robert Knapp to accept the minutes as written.

Second by Ron McConnell

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

Nays: None

AGENDA ITEM – 386 Watercure Hill Rd Subdivision and Preliminary Site Plan and Special Use Permit Request

Sean Reardon, professional engineer for Tetra Tech and Robert Romine of ClearPath Energy are here to represent the application. Chairman Miles asks them to briefly explain the project and any updates that they may have. They state that they currently own and operate seven solar facilities in New York State. They have employees stationed in both Syracuse and Cortland that oversee maintenance for their upstate projects.

Mr. Reardon explains that he has reached out to the county stormwater engineer, Jimmie Joe Carl, to see if he had any comments regarding the SWPPP, but a review has not yet been completed. Mr. Crandall confirms that Mr. Carl has received the project documents and is currently in the review process. Any comments regarding stormwater will be forwarded accordingly.

Mr. Reardon states that the question of emergency vehicle access was brought up by the board at the last meeting. To provide greater access, they will increase the vehicle access drive from the public roadway through the middle of the solar project to 20-feet. There will be a hammerhead turnaround installed at the end of the access drive for emergency vehicle turning movement.

Chief Davis of the East Hill Volunteer Fire Department is in attendance and speaks to the board about the proposed access. Chief Davis states that between the proposed improvements and the current farm roads in place, the fire department should have no problem accessing the perimeter of the project. The roads are adequate for heavy trucks and he does not anticipate there being any issues with access.

Chairman Miles says that this project must be referred to Chemung County Planning Board for both the subdivision as well as the site plan and special use permit request, and must have public hearings for both. He asks the members if they have any other questions and if none, would entertain a motion.

MOTION by Robert Knapp to refer the Minor Subdivision request for 386 Watercure Hill Rd to the Chemung County Planning Board pursuant to §239-M of Town Law.

Seconded by Mike Kohberger

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

Nays: None

Abstained: DiPietro

MOTION by Robert Knapp to refer CP Elmira One and CP Elmira Two tier 3 solar project site plans and special use permit requests to the Chemung County Planning Board.

Seconded by Mike Kohberger

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

Nays: None

Abstained: DiPietro

MOTION by Robert Knapp to schedule a Public Hearing on January 5, 2026 at 7 PM located at Elmira Town Hall for the Minor Subdivision.

Seconded by Mike Kohberger

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

Nays: None

Abstained: DiPietro

MOTION by Robert Knapp to schedule a Public Hearing on January 5, 2026 at 7 PM located at Elmira Town Hall for CP Elmira One and CP Elmira Two tier 3 solar project site plans and special use permit requests.

Seconded by Mike Kohberger

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

Nays: None

Abstained: DiPietro

Chairman Miles asks if there is anything further to discuss and hearing none asks for a motion to adjourn.

MOTION by Nick Kapnolas to adjourn the meeting.

Seconded by Mike Kohberger

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

Nays: None

*****THE MEETING ADJOURNS AT 7:26 pm*****