

**Town of Elmira, New York  
Planning Board  
Meeting –January 5, 2026  
MINUTES**

Eric Crandall opened the meeting and asked for a nomination for Chairman of the Planning Board.

**MOTION** by Robert Knapp to nominate Mark Miles as Chairman of the Planning Board.

Second by Paul DiPietro

*Ayes:* Miles, Kapnolas, DiPietro, Knapp

*Nays:* None

Chairman Miles then presided over the meeting as the Chairperson and asked for a nomination for Vice Chairman.

**MOTION** by Robert Knapp to nominate William Maloney as Vice Chairman of the board.

Second by Paul DiPietro

*Ayes:* Miles, Kapnolas, DiPietro, Knapp

*Nays:* None

Chairman Miles asked for a nomination of Secretary for the Planning Board.

**MOTION** by Nick Kapnolas nominate Paul DiPietro as Secretary of the Planning Board.

Second by Robert Knapp

*Ayes:* Miles, Kapnolas, DiPietro, Knapp

*Nays:* None

Continuing with the organizational meeting for 2026, Chairman Miles asked if the Planning Board Meeting should continue to be held on the 1<sup>st</sup> Monday of the month (as needed) at 7:00 PM and should be held at the Town Hall in West Elmira.

**MOTION** by Robert Knapp to continue to hold the Planning Board held at the Town Hall in West Elmira.

Second by Paul DiPietro

*Ayes:* Miles, Kapnolas, DiPietro, Knapp

*Nays:* None

Chairman Miles stated that a newspaper must be established for Public Notices. In the past the Star Gazette has been used and would this board want to continue using it.

**MOTION** by Nick Kapnolas to continue using the Star Gazette as the newspaper for public notices.

Second by Robert Knapp

*Ayes:* Miles, Kapnolas, DiPietro, Knapp

*Nays:* None

Chairman Miles opens the regular meeting at 7:07pm.

**PRESENT:** Chairman Mark Miles

Members: Nick Kapnolas  
Paul DiPietro  
Robert Knapp

**ABSENT:** Ron McConnell  
William Maloney  
Mike Kohberger

**ALSO PRESENT:** Eric Crandall, Code Enforcement Officer  
Patty Carozza, Recording Secretary

Chairman Miles excused William Maloney, Mike Kohberger, and Ron McConnell from the meeting. Attorney Scott Moore was not in attendance as well.

Chairman Miles opens the regular meeting and welcomes everyone. He states that at tonight’s meeting there will be two Public Hearings; one for the Subdivision and one for the Site Plan and Special Use Permit Application for Solar Energy Systems located at 386 Watercure Hill Rd. Chairman Miles asked members if they had read the minutes of the December 1, 2025 meeting and if anyone had additions or corrections, and hearing none, a motion to approve.

**MOTION** by Paul DiPietro to accept the minutes as written.

Second by Nick Kapnolas

*Ayes:* Miles, Kapnolas, DiPietro, and Knapp

*Nays:* None

Chairman Miles opens the Public Hearing on the Minor Subdivision.

Sean Reardon of Tetra Tech gives an overview of the entire project. In regards to the minor subdivision, the proposed project will create 3 parcels, with two new parcels being side by side. The approximately 40-acre lots are for two separate 5MW solar farms and the remaining acreage will continue to be used for farming operations. One driveway will serve both the project and the farm

and will be maintained by staff. The solar panels will be placed on the hillside and is visible on Watercure Hill Road.

Chairman Miles asks if there is anyone to speak in favor of the Minor Subdivision – hearing none – he asks if anyone would like to speak in opposition. With no one wishing to speak for or against the Minor Subdivision, he entertains a motion to close the public hearing.

**MOTION** is made by Robert Knapp to close the public hearing.  
Seconded by Paul DiPietro  
*Ayes:* Miles, Kapnolas, DiPietro, and Knapp  
*Nays:* None

Chairmans Miles opens the public hearing for the Site Plan and Special Use Permit for the Tier 3 Solar Energy project at 386 Watercure Hill Road. There was a question from the public asking if this project will have any battery storage. The developers confirm that there is no battery energy storage proposed for this project. He asks if anyone is in favor of the project- hearing none- he asks if anyone is opposed. Hearing no opposition, he entertains a motion to close the public hearing.

**MOTION** is made by Paul DiPietro to close the public hearing.  
Seconded by Nick Kapnolas  
*Ayes:* Miles, Kapnolas, DiPietro, and Knapp  
*Nays:* None

Chairman Miles asks Code Enforcement Officer Crandall if he wants to make any comments about the site plan. Mr. Crandall speaks in regards to the response from the Chemung County Planning Board. He states that moving forward a permit through Chemung County Public Works must be acquired for the proposed limited use gravel access drive for utility access off of Watercure Hill Rd. He also stated that Jimmie Joe Carl, Chemung County Stormwater Engineer, will submit stormwater comments before the next meeting. There are still a few questions that need to be clarified by the next meeting as completing the SEQOR is going to be on the agenda.

Chairman Miles asks if any board member has any questions or concerns. Board Member DiPietro asks if the property owner can use the property for farming hay and Sean Reardon responded that they are leaving all of the vegetation on the parcels as is. They will try to find out if the owners will attempt to farm underneath the panels. There was also a concern regarding if they will use the land for agriculture as they are an Agricultural District. They stressed that the solar panels are inserted using pile-driven supports, which leaves the agricultural soil group intact.

Chairman Miles states that the next meeting is February 3, 2026 and wonders if the board has anything else to discuss – hearing nothing he asks for a motion to adjourn.

**MOTION** by Nick Kapnolas to adjourn.  
Seconded by Paul DiPietro  
*Ayes:* Miles, Kapnolas, DiPietro and Knapp  
*Nays:* none

The meeting ends at: 7:46pm  
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