

# PLANNING BOARD MINUTES-DRAFT

On March 5, 2026, the regular meeting of the Springfield Planning Board was held at the community center.

Present: Henry Miller, Chairman; Denis Cimbal, Gretchen Sorin, Arlene Druse, Theresa Pullis, Jeannette Armstrong

Guests: Jim and Debbie Rogers, Cody Duncan, representing Richard Whiteman; Cody Duncan's son, Andrea House, Jack Raitt, Kim and Doug Gustafson, Vicki Gwozdz, Jeanne Krause, John Watson and a solar energy representative from Quantum DPI Group, Inc., plus one other person

Miller called the meeting to order at 7 PM.

A MOTION WAS MADE BY CIMBAL AND SECONDED BY DRUSE TO APPROVE THE MINUTES OF THE FEBRUARY MEETING. Voted, carried, all votes aye.

Miller read aloud information from the ZEO Report for the last three months. (Enclosed)

Miller said most of the upgrades on the town website have been posted. The changes were required under the new FOIL Law. Soon, when someone wants to examine a projects documents before the meeting, they can access them directly on the website.

Miller said that the anticipated number of lots have decreased regarding the Manochurian project, and some other plans have been moved around. It is possible that representatives will attend the meeting to do a new sketch plan in April.

Area variances were completed by the ZBA Board on the following projects.

It is the intention of Richard Whiteman to subdivide his land at 270 County Highway 30, which is on the corner of Summit Hill Road, tax parcel

17.00-1-10.00. He wants to divide a three-acre lot from his nine-acre parcel, for his family. There is a stream on the Eastern side of the parcel but there is room for a house, setbacks will have to be maintained, and additional space may need to be added to the rear setback. A stream borders the lot line 200' to the homesite.

This is a Type II Action and there are no adverse environmental issues, and the lot is eligible for the Springfield Patent Historical District.

A MOTION WAS MADE BY SORIN AND SECONDED BY PULLIS TO CLOSE THE REGULAR MEETING AND OPEN THE PUBLIC HEARING. Voted, carried, all votes aye.

There were no comments. A MOTION WAS MADE BY PULLIS AND SECONDED BY SORIN TO CLOSE THE PUBLIC HEARING AND RE-OPEN THE REGULAR MEETING. Voted, carried, all votes aye.

A MOTION WAS MADE BY PULLIS AND SECONDED BY DRUSE TO APPROVE THE WHITEMAN SUBDIVISION PLAN. Voted, carried, all votes aye.

The next project involves a minor subdivision of 2.89 acres from a large agricultural parcel of approximately 421 acres in order to sell an existing house. It was granted an area variance by the Zoning Board of Appeals. The property is owned by the Kermit Fassett Farm Trust. The parcel number 28.00-1-27.01 is located at 186 Fassett Road, East Springfield. There is plenty of road frontage and set-back room. The parcel is eligible for the Springfield Patent Historical District. This is a Type II action with no adverse impacts on the environment.

A MOTION WAS MADE BY PULLIS AND SECONDED BY SORIN TO CLOSE THE REGULAR MEETING AND OPEN THE PUBLIC HEARING. Voted, carried, all votes aye.

There were no comments. A MOTION WAS MADE BY SORIN AND SECONDED BY PULLIS TO CLOSE THE PUBLIC HEARING AND RE-OPEN THE REGULAR MEETING. Voted, carried, all votes aye.

Same parcel 28.00-1-26.01 as above to cut out a 10 acre lot on Co Hwy 31 North of #2445. This is a Type II action and there are no significant adverse impacts to the environment.

A MOTION WAS MADE BY SORIN AND SECONDED BY CIMBAL TO CLOSE THE REGULAR MEETING AND OPEN THE PUBLIC HEARING. Voted, carried, all votes aye.

No comments were made. A MOTION WAS MADE BY SORIN AND SECONDED BY CIMBAL TO CLOSE THE PUBLIC HEARING AND RE-OPEN THE REGULAR MEETING. Voted, carried, all votes aye.

A MOTION WAS MADE BY SORIN AND SECONDED BY CIMBAL TO APPROVE THE FASSETT TRUST SUBDIVISIONS. Voted, carried, all votes aye.

The site plan review and use permit for the highway department's salt shed was the next item on the agenda. The town received a grant of \$575,000 from the Federal Government and DEC to build a salt shed. The town will pay 25% of the project cost. Jeff Brown, the highway superintendent, is the contact person for the project. The tax parcel number is 28.00-1-27.01. The town received a 10' height variance from the ZBA to build the shed will accommodate salt and sand materials and provide access for equipment. The new building will be 72' x120' with 9' walls on three sides and located further away from the homes in the area. The piles of materials stored outside presently will be removed and the area will be cleaned up. The floor will be blacktopped, which is more impervious than concrete and keeps salt from leaching into the groundwater. The location borders near rare plant and animal species, but after many years of operation there have been no adverse effects reported. The planning board determined that there would be no adverse impacts on the environment. In fact, they felt that the project would be a great improvement since all the materials would be stored inside the salt shed instead of being exposed to the elements outside like they have been for years. The snow load was determined to be 90 pounds per square foot.

The timing is an issue with the County. Working at that location on the project will be difficult since it will be the busiest time of the season on Route 20. There is an unconsolidated bottom where spring water runs down to gully. Although the project is not a change of use, it requires site plan review, and a special use permit is also required since it is in the hamlet.

A MOTION WAS MADE BY PULLIS AND SECONDED BY DRUSE TO CLOSE THE REGULAR MEETING AND OPEN THE PUBLIC HEARING.

John Watson said there was a salt shortage. He suggested that salt be purchased in July to avoid the usual mess. We store the county's salt, and we spread it on county roads. Some people feel that the county should pay us to store their salt. No other comments were made.

A MOTION WAS MADE BY PULLIS AND SECONDED BY DRUSE TO CLOSE THE PUBLIC HEARING AND RE-OPEN THE REGULAR MEETING. Voted, carried all

There were no other issues. A MOTION WAS MADE BY SORIN AND SECONDED BY CIMBAL TO APPROVE THE SITE PLAN FOR THE SALT SHED. Voted, carried, all votes aye.

A MOTION WAS MADE BY PULLIS AND SECONDED BY DRUSE TO APPROVE THE SPECIAL USE PERMIT FOR THE TOWN OF SPRINGFIELD'S HIGHWAY DEPARTMENT TO OPERATE A STORAGE AND MATERIALS HANDLING FACILITY. Voted, carried, all votes aye. Road salt and sand will be mixed and loaded within the facility and spread on the roadways of the town and county. If three complaints are made the highway superintendent will have to come back to the planning board.

When the subdivision applications were finished, site plan review and advertising fees were paid to the clerk. Whiteman-\$86, Fassett-\$100.

An application and presentation for a solar farm was given by representatives from Quantum DPI Group, Inc. from Albany, NY.

Springfield Center Solar Farm Project proposes to build a solar farm of 22+- acres on the upper side of the sheep farm on County Highway 29A, which is owned by the Krause family. Miller said the information that he was given meets with our 2022 law. The spacing of the panels was also discussed.

A MOTION WAS MADE BY SORIN AND SECONDED BY CIMBAL TO ACCEPT THE PARTIAL APPLICATION FROM QUANTUM DPI GROUP, INC REPRESENTING SPRINGFIELD CENTER SOLAR FARM, THE PROJECT REQUIRES SEQR AND THE SPRINGFIELD PLANNING BOARD DECLARES ITS INTENT TO SERVE AS LEAD AGENCY AND TO FOLLOW NEW YORK STATE ENVIRONMENTAL QUALITY REVIEW ACT

Voted, carried, all votes aye.

A MOTION WAS MADE BY PULLIS AND SECONDED BY CIMBAL TO REQUIRE A DEPOSIT OF \$5,000 IN ESCROW FROM QUANTUM DPI GROUP, INC REPRESENTING SPRINGFIELD CENTER SOLAR FARM AND THAT THE ACCOUNT BE ESTABLISHED WITH THE TOWN OF SPRINGFIELD'S SUPERVISOR. PURSANT TO SECTION 10.1, OF THE SPRINGFIELD ZONING LAW #2 OF 2017, AMENDED IN 2025 THE ESCROW ACCOUNT MUST BE REPLENISHED TO \$5,000 WHEN THE BALANCE REACHES \$1000.

Voted, carried, all votes aye.

A MOTION WAS MADE BY PULLIS AND SECONDED BY DRUSE TO ADJOURN THE MEETING AT 8:45 PM. Voted, carried, all votes aye.

Jeannette Armstrong, Town Clerk and Recording Secretary