

PLANNING BOARD MINUTES-DRAFT

On August 6, 2026, the regular meeting of the Springfield Planning Board was held at the community center on County Highway 29A.

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

Guests: Charles Gottlieb, Attorney, Lilly and Maya Hossford, Harry Levine, Martha Oakley, Liam Murray, Jean Krause, Steve Wilder, Nicole and Gaylord Dillingham, Ian Cunningham

Miller called the meeting to order at 7 PM. A MOTION WAS MADE BY CIMBAL AND SECONDED BY DRUSE TO APPROVE THE MINUTES FROM THE JUNE 25, 2026, MEETING. Voted, carried, all votes' ayes.

Miller said that three applications have been received for solar panels. Two for roof panels and one on the ground. He has been working tirelessly on the solar farm project and the Manochurian subdivision. He is hoping the town board will vote on Local Law #2 on Monday night to expand the no-wake zone on Lake Otsego. The no-wake zone expansion will mostly apply to the north end of the lake and will include every other area that is less than 25 feet deep. En-con can enforce the law and the county said they will place a patrol boat on the water again. Miller said the water area of mud and grass is waist deep at the north end of the lake. The expansion will go from 200 feet to the new 1275 feet and buoys will be placed in critical areas.

Regarding the Manochurian Subdivision, Miller said that the CT Male engineers have examined the new cluster development map and came up with many pages of errors in the plan. They did not recommend proceeding with this development. The map is on the website. They mentioned lot sharing, driveways, better boundaries, etc. The board does not have a new sketch plan and will allow the SPR to proceed for four months. Attorney Gottlieb was present to help the board understand the SEQRA process and to become lead agency. The project is a Type I Action

and there will be a significant environmental impact. He suggested that the Board make a simple motion that would allow his office in conjunction with our engineering consultant to make a submission to the commissioner of the DEC and request that he determine that the Town of Springfield Planning Board is the lead agency for the project. The submission would also be sent to the Town of Otsego Planning Board, and they have ten days to respond. The agencies, DOT, DOH, DEC, don't feel the impact of the project like the Towns of Springfield and Otsego. The disciplining board has already approved this and are in favor of it. The big distinction that favors Springfield is that most of the environmentally sensitive lands are in Springfield, and that's important with DEC. The engineering consultant, CT Male will help Gottlieb draft the letter to highlight those sensitive areas and which municipality they are in. The DEC has found that our notice that we sent out is adequate for purposes of commencing the SEQRA process, so we're doing everything right so far. Only one agency can oversee the environmental review process. We have no control over the lots in the Town of Otsego. A MOTION WAS MADE BY CIMBAL AND SECONDED BY SORIN TO HAVE THE ENGINEERS AND OUR ATTORNEY DRAFT THE LETTER AND SEND IT TO THE DEC, REQUESTING THAT THE DEC COMMISSIONER DETERMINE LEAD AGENCY FOR THIS PROJECT. Voted, carried, all votes' ayes. Gottlieb continued to explain to the Board members, the processes that would go on during SEQRA and what would continue after that. He pointed out conditions in the subdivision approval such as mitigation matters, posting a bond for infrastructure improvements, costs, revenue, and tax comparisons, additional traffic and that impact, fragile roads, acreage requirements for open space and recreation, etc. Henry Miller won't sign any plat until he sees the draft of the conservation agreement.

On June 25, 2026, the special use permit for the solar farm was approved by the Planning Board. The Planning Board reviewed the revised Part I of the full environmental assessment form submitted on June 19, 2026, and determined that the project is a Type I action under 6 NYCRR Part 617.

June 4, 2026, the Planning Board prepared the attached parts 2 and 3 of the full EAF.

The solar project will not have a significant impact on the environment, and a negative declaration was adopted. A MOTION WAS MADE BY SORIN AND SECONDED BY PULLIS TO ACCEPT THE SPECIAL REVIEW FOR THE SPECIAL USE PERMIT. Voted, carried, all votes' ayes.

Cynthia Falk would like to attend the September meeting to discuss a historic district listing in the hamlets, only.

A MOTION WAS MADE BY SORIN AND SECONDED BY PULLIS TO ADJOURN THE MEETING AT 8 PM. Voted, carried, all votes' ayes.

Jeannette Armsrong, Town Clerk and Recording Secretary.

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