

PLANNING BOARD MEETING-DRAFT

On June 4, 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: Marietta and Charlie Taylor, Diane Wells, Diane Barber, Linda Putnam, Becky Gretton, Megan and Paul Winner, Regina and Jerome Oakes, Jim and Deb Dalton, Charles Gottlieb, James Caris-JMC, Rob Aiello-JMC, Julie Yedowitz-Young/ Sommer, Allyson Phillips-Young/Sommer, Debra Moffitt, Bill Miller, C. Stevens, Jean Krause, Liam Murray, John Watson, Lluís Torrence, M. Oddy, John and Susan Membrino, Doug and Kim Gustafson, Susan Goettel, Shaine Gormley. Erik and Andrea House, Sarah Dunlap, William Richtsmeier, Francesca Zambello, Gaylord and Nicole Dillingham, James and Ann Magruder, John W, and others that didn't sign the sheet or gave illegible signatures.

Henry Miller called the meeting to order at 7 PM.

A MOTION WAS MADE BY CIMBAL AND SECONDED BY PULLIS TO APPROVE THE MINUTES FOR THE MAY MEETING. Voted, carried, all votes aye.

The main concerns in the ZEO report are: The Solar Farm Project, the Manochurian Development and Lake Protection Law.

It was announced at the beginning that the purpose of the meeting was for observation only and no one in the audience would be allowed to speak. At the end of the presentation, if time permits, people will be allowed 2-3 minutes to offer an opinion or ask questions.

The representatives for the Manochurian Development have made improvements since presenting the original plan and have revised a sketch plan with new information. The project was proposed as a subdivision with 111 single-family homes spread across 1,525 acres of land spanning the

Town of Otsego and the Town of Springfield. Results from comments made by the Springfield Planning Board, the revised sketch plan now proposes a cluster subdivision pursuant to the Town's subdivision regulations including 30 single- family- home lots and a 46-unit multi-family component located near Mc Rorie Road. Based on the revised sketch submission, the proposed action is a Type I action pursuant to the State Environmental Quality Review Act. Significant portions of the properties in both towns are being considered for designation as open space for possible recreational use and protection of natural resources. Under the new sketch plan, wetlands, streams, open water, steep slopes, buffer areas, upland areas and other environmental constraints are considered. The plan utilizes existing roads and the clustering preserves open space, and reduces the number of roads and utilities that will be required.

TOWN OF SPRINGFIELD PLANNING BOARD

RESOLUTION NO. 61 OF 2026

June 4, 2026

Resolution Declaring the Town of Springfield Planning Board's Intent to Act as the Lead Agency for Coordinated SEQRA Review Related to the Application of Fraydun Manocherian and Pamela Equities, Corp. for a Cluster Subdivision

WHEREAS, the Town of Springfield Planning Board (the "Planning Board") received a subdivision sketch plan application from Fraydun Manocherian and Pamela Equities, Corp.

(collectively, the "Applicant") on July 21, 2025, which sketch plan proposed a subdivision with 111 single-family-home lots across +/- 1,525 total acres of land spanning Town of Otsego and Town of Springfield (the "Sketch Submission"); and

WHEREAS, on May 19, 2026, the Applicant submitted to the Planning Board revised sketch plan materials resulting from comments from the Planning Board, which revised sketch plan proposes a cluster subdivision

pursuant to the Town's subdivisions regulations including 80 single-family-home lots (50 in the Town of Otsego and 30 in the Town of Springfield) and a 46- unit multi-family component (located in the Town of Springfield) across +/- 1,525 total acres of land spanning Town of Otsego and Town of Springfield (the "Proposed Action"); and

WHEREAS, as part of the May 19, 2026 submission, the Applicant submitted: Cover Letter from Young Sommer, LLC, dated May 16, 2026;

A Revised Sketch Plan (4 sheets), including: (i) tax parcel map (revision date 5/19/26);

(ii) Existing Conditions Map (revision date 5/19/26);

(iii) Residential Subdivision Sketch Plan (revision date 5/19/26); and

(iv) Town of Springfield Conventional Sketch Plan (revision date 5/19/26); and

A preliminary Part 1 of the Full Environmental Assessment Form ("FEAF") with attachments; (the "Revised Sketch Submission"); and

WHEREAS, based on Revised Sketch Submission, the Proposed Action is a Type I action pursuant to the State Environmental Quality Review Act ("SEQRA") and its implementing regulations, specifically as new residential construction with more than "50 units not to be connected (at the commencement of habitation) to existing community or public water and sewerage systems including sewage treatment works" under 6 NYCRR 617.4(b)(5)(ii); and

WHEREAS, to ensure a complete and comprehensive SEQRA review, the Planning Board intends to conduct a coordinated SEQRA review pursuant to 6 NYCRR 617.6, and therefore desires to declare its intent to act as the lead agency for the SEQRA review of the Proposed Action and coordinate with all involved and interested agencies.

NOW, THEREFORE, BE IT RESOLVED, that, after reviewing the materials submitted by the Applicant on May 19, 2026, the Planning Board classifies

the Proposed Action as a Type I action pursuant to SEQRA and its implementing regulations; and

BE IT FURTHER RESOLVED, that the Planning Board hereby declares its intent to serve as the lead agency for the SEQRA review of the Proposed Action pursuant to 6 NYCRR 617.6 and to conduct a coordinated environmental review by serving notice to all involved and interested agencies; and

BE IT FURTHER RESOLVED, that the Planning Board hereby authorizes and directs that a “Notice of Intent to Declare Lead Agency” for the Proposed Action, inclusive of the application materials submitted to the Planning Board, be circulated to the following involved and interested agencies:

Involved Agencies:

- (1) Town of Springfield Town Board;
- (2) Town of Springfield Building Department;
- (3) Town of Springfield Highway Department;
- (4) Town of Otsego Planning Board;
- (5) Town of Otsego Town Board;
- (6) Town of Otsego Building Department;
- (7) Town of Otsego Highway Department;
- (8) New York State Department of Environmental Conservation; and
- (9) New York State Department of Health.

Interested Agencies:

- (1) Otsego County Planning Department;
- (2) New York State Department of Transportation;
- (3) New York State Office of Parks, Recreation and Historic Preservation;

- (4) Lake Otsego Watershed Advisory Board; and
- (5) Otsego County Agriculture & Farmland Protection Board; and
- (6) United States Army Corps of Engineers.

BE IT FURTHER RESOLVED, that the Chair of the Planning Board is authorized to execute all documents necessary to complete the Planning Board's declaration of its intent to be the SEQRA lead agency for the Proposed Action and related coordinated review.

BE IT FURTHER RESOLVED, that this Resolution shall take effect immediately.CIMBAL

On motion made by Denis Cimbal, and seconded by Theresa Pullis, the above resolution #61 is passed by the following votes being recorded: Miller-aye, Cimbal-aye, Sorin-aye, Pullis-aye, Druse-aye. Carried.

Henry Miller, Chair	Yea
Denis Cimbal, Vice Chair	Yea
Gretchen Sorin	Yea
Theresa Pullis	Yea
Arlene Druse	Yea

____signature page attached (please attach when other email received)

Henry Miller, Town of Springfield Planning Board Chair

Jeannette Armstrong, Town of Springfield Planning Board Clerk

Date: _____

A MOTION WAS MADE BY SORIN AND SECONDED BY DRUSE TO APPROVE THE FOLLOWING RESOLUTION: A RESOLUTION ESTABLISHING AN ESCROW ACCOUNT FOR THE PAYMENT OF ENGINEERING AND LEGAL FEES AND COSTS RELATED TO THE APPLICATION OF FRAYDUN MANOCHURIAN AND PAMELA EQUITIES, CORP., FOR SUBDIVISION. The established escrow amount is \$15,000 and when it has been depleted to \$2500 it must be restored to the original amount of \$15,000. Voted. Miller-aye, Cimbal-aye, Sorin-aye, Pullis-aye, Druse-aye. Carried.

TOWN OF SPRINGFIELD PLANNING BOARD

RESOLUTION NO.62 OF 2026

June 4, 2026

Resolution Establishing an Escrow Account for the Payment of Engineering and Legal Fees

and Costs Related to the Application of Fraydun Manocherian and Pamela Equities, Corp. for a Subdivision.

WHEREAS, the Town of Springfield Planning Board (the “Planning Board”) received a sketch plan and request for a sketch plan conference from Fraydun Manocherian and Pamela Equities, Corp. (collectively, the “Applicant”) on July 21, 2025, which sketch plan proposed a subdivision with 111 single-family-home lots across +/- 1,525 total acres of land spanning Town of Otsego and Town of Springfield; and

WHEREAS, on May 19, 2026, the Applicant submitted to the Planning Board a revised sketch plan and request for sketch plan conference, which sketch plan is to be a cluster subdivision per the Town’s subdivision regulations and proposes 80 single-family-home lots (50 in the Town of Otsego and 30 in the Town of Springfield) and a 46-unit multi-family component (located in the Town of Springfield) across +/- 1,525 total acres of land spanning Town of Otsego and Town of Springfield (the “Proposed Action”); and

WHEREAS, as part of the May 19, 2026 submission, the Applicant submitted:

Cover letter from Young Sommer, LLC, dated May 19, 2025;

A Revised Sketch Plan (4 sheets), including: (i) tax parcel map (revision date 5/19/26);

(ii) Existing Conditions Map (revision date 5/19/26);

(iii) Residential Subdivision Sketch

Plan (revision date 5/19/26); and

(iv) Town of Springfield Conventional Sketch Plan

(revision date 5/19/26); and

A preliminary Part 1 of the Full Environmental Assessment Form ("FEAF") with attachments; and

WHEREAS, Subdivision Regulations Sections 3.1, 3.3, and 4.8 provide for major subdivisions and cluster subdivisions in the Town of Springfield, subject to the review and approval of the Planning Board and, for certain aspects of a cluster subdivision identified in Subdivision Regulations Section 4.8(b), subject to review and approval of the Town of Springfield Town Board and Town Attorney; and

WHEREAS, the Planning Board's review of the application requires the guidance and the attention of an engineering consultant and legal counsel; and

WHEREAS, the Town of Springfield Zoning Law ("Zoning Law") Section 10.1 provides that the Planning Board may engage engineering and legal consultants to enable full performance of the duties of the Planning Board in relation to review of matters before the Planning Board, and that "[p]ayment for the services of such consultants is to be made from funds deposited by the applicant with the Town in escrow accounts for such purposes."

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board declares its need to retain legal and engineering services related to the review of the Proposed Action and resolves to establish, or cause to be established, an escrow account for engineering consultant and legal counsel fees and costs related to the Proposed Action; and

BE IT FURTHER RESOLVED, that the Planning Board directs the Applicant to provide an initial deposit to this escrow account in the amount of \$15,000 (the "Escrow Amount"), to be replenished by the Applicant to \$15,000 each time the escrow account is depleted to \$2,500, against which the Planning Board's engineering consultant and legal counsel fees and costs related to the Proposed Action may be billed once invoiced and approved by the Planning Board for payment.

BE IT FURTHER RESOLVED, to the extent that the escrow account is ever below \$2,500, without replenishment after request from the Planning Board to replenish the same in accordance with the above, the Planning Board has the right, but not the obligation to stop reviewing or processing the Proposed Action.

BE IT FURTHER RESOLVED, the following shall apply to the escrow account established herein:

1) The Town Board has designated C.T. Male Associates Engineering, Surveying, Architecture, Landscape Architecture & Geology, D.P.C as the consulting engineers for the Town and has retained Whiteman Osterman & Hanna, LLP as legal counsel for the Town. The Planning Board recognizes that these firms have the technical abilities to provide the necessary services to the Town in relation to the Proposed Action.

2) The invoices for engineering and legal services will be submitted to the Town Supervisor and/or the Chair of the Planning Board, who will review the invoices. All invoice must be reasonably itemized and specifically identify the work conducted. The Town Supervisor will thereafter be directed to disburse funds from the escrow account to pay the invoices. Copies of all invoices shall be provided to Applicant upon request. At the

same time the invoices are forwarded to the Town Supervisor, and/or Planning Board Chairman, the Town shall also forward a copy of the invoices to the Applicant.

3) All deductions from the escrow account must be reasonably related to consulting fees necessarily incurred by the Town in reviewing the Applications. The Applicant shall not be required to reimburse the Town for any legal or engineering fees associated with any litigation, or the assessment of any potential litigation or claims, related to the Project or application.

4) The Town shall notify the Applicant, in writing, five (5) days in advance of retaining any other professional consultants in connection with reviewing the Applications.

5) The services provided by the professionals subject to reimbursement hereunder shall be limited to those services reasonably necessary to assist the Town in the processing of the Proposed Action in accordance with applicable law and as directed by the Town and its respective boards.

6) Upon request by the Applicant, no more frequently than once every two months, the Town shall render an accounting of all monies received and expended in connection with the escrow funds and an estimate of all costs, fees and expenses to be expended in the next two months.

7) Upon completion of the Town's review of the Proposed Action, any balance remaining in the escrow account shall be refunded to the Applicant within sixty (60) days of the submission and payment by the Applicant of the Town's final invoice for consulting fees and payment in full of all application fees by the Applicant. The Town shall issue the final invoice to the Applicant within sixty (60) days of receiving its final determination on the Proposed Action.

8) Deposits into the escrow account by the Applicant shall not exceed \$25,000 for consulting fees, without prior written approval from the Applicant.

9) In the event that the Applicant withdraws the Proposed Action from the Planning Board's review, any balance remaining in the escrow account shall be refunded to the Applicant within sixty (60) days of the Town's receipt of a written notice of such withdrawal (the "Withdrawal Date"), provided that all outstanding invoices for consulting fees incurred by the Town for reviewing the Proposed Action Applications prior to the Withdrawal Date have been paid.

On motion made by Gretchen Sorin, and seconded by Arlene Druse, the above resolution is passed by the following votes being recorded:

Yea Nay

Henry Miller, Chair	Yea
Denis Cimbal, Vice Chair	Yea
Gretchen Sorin	Yea
Theresa Pullis	Yea
Arlene Druse	Yea

signature page attached

Henry Miller, Town of Springfield Planning Board Chair

Jeannette Armstrong, Town of Springfield Planning Board Clerk

Date: _____

The special use permit for a 22- acre solar farm located at 158 County Highway 29A in Springfield Center was next on the agenda.

A MOTION WAS MADE BY SORIN AND SECONDED BY DRUSE TO CLOSE THE REGULAR MEETING AND OPEN THE PUBLIC HEARING ON THE SPECIAL USE PERMIT FOR THE SOLAR FARM FOR PART III OF SEQRA. Voted, carried, all votes aye. Cindy Staley, David Staley, Susan Goettel, Bill Miller, Regina Oakes, and Nicole Dillingham asked various questions about the project that **will all be answered by the Quantum representatives following the public hearing**. Miller said every requirement has been met so far and an engineering firm must sign off.

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.

There will be no adverse impact on the environment. A MOTION WAS MADE BY SORIN AND SECONDED BY CIMBAL TO DECLARE A NEGATIVE DECLARATION AND TO ACCEPT PART III REGARDING THE SOLAR FARM. Voted, carried, all votes aye.

On June 25th at 7 PM there will be further discussion about the Special Use Permit. The County's input is needed by then. Conditions will be finished on June 25th as well as the decommissioning and bond discussion.

Next meeting will be held on June 25, 2026, the Jul 2, 2026 meeting is canceled.

A MOTION WAS MADE BY DRUSE AND SECONDED BY SORIN TO
ADJOURN THE MEETING AT 9:10 PM. Voted, carried, all votes aye.

Jeannette Armstrong, Town Clerk and Recording Secretary