

PLANNING BOARD MINUTES-DRAFT

On June 25, 2026, a special meeting was held at the community center to discuss the Special Use Permit for the Springfield Center Solar Farm.

Present: Henry Miller, Chairman; Denis Cimbal, Arlene Druse, Jeannette Armstrong

Guests: Jean Krause, Henry Gaylord Dillingham. Nicole Dillingham, Regina Oakes

Miller called the meeting to order at 7 PM.

A MOTION WAS MADE BY CIMBAL AND SECONDED BY DRUSE TO APPROVE THE MINUTES OF JUNE 4, 2026, PLANNING BOARD MEETING. Voted, carried, all votes aye.

Miller reported that another ZBA meeting was held on June 16, 2026, to further discuss a problem between Harman and Molloy about their docks on Otsego Lake. Molloy requested by email that the original case be re-opened. The vote to re-open the case was tied. Fischer stated for the record that in her opinion, there wasn't enough evidence to convince her that the dock hadn't been in place prior to the 1987 Lake Law #2, so it was a matter of the second dock being grandfathered and Dillingham agreed.

On June 11, the actual SEQRA form changed so a new one was requested from June 4th.

The letter of intent to be lead agency for the Manochurian Project was sent out on June ²³3rd. We should know by August whether we are going to be the lead agency or not.

At the June 4th meeting Bill Miller asked about the bond requirements.

Miller reviewed the special use permit with the board members and guests, and everything was thoroughly discussed. Text as follows:

Town of Springfield Planning Board

Special Use Permit for Springfield Center Solar LLC

158 County Highway 29A

Date of first bond:

This Special Use Permit is subject to all Town of Springfield Laws and conditions in particular those sections

listed below:

LOCAL LAW #2 OF 2017 ZONING AS AMENDED 2025

ARTICLE 6 AGRICULTURAL-RESIDENTIAL (AR) DISTRICT REGULATIONS

Subject to Special Use Permit: Solar Farm

LOCAL LAW# 2 OF 2022 REGULATING SOLAR ENERGY SYSTEMS

E. SOLAR FARMS/UTILITY SOLAR ENERGY SYSTEMS

F. Abandonment or Decommissioning of Utility-Scale Systems

The Planning Board shall require that the following conditions are met for issuance of

a special use permit:

(a) Post-construction certification from a professional engineer registered in New York State

that the project complies with applicable codes and industry practices and has been

constructed and is operating according to the design plans

(b) Once the Town's Project Lawyer deems all legal requirements have been satisfied,

(c) That there is an annual report stating that all requirements of the Site Plan are being met

by a NYS Certified Engineer and the total days of energy production for the past year be

submitted to the ZEO and Planning Board by the operator of the solar farm.

The Town of Springfield Planning Board will renew this Special Use Permit when:

The Zoning Enforcement Officer and the Planning Board Chairman receive proof of renewal of the

performance bond three months prior to the expiration of the current bond.

Henry Miller,

Planning Board Chair/ZEO

A MOTION WAS MADE BY CIMBAL AND SECONDED BY DRUSE TO APPROVE THE SPECIAL USE PERMIT

FOR THE SOLAR FARM. Voted, carried, all votes aye.

A MOTION WAS MADE BY DRUSE AND SECONDED BY CIMBAL TO ADJOURN THE MEETING AT 7:20 PM.

Jeannette Armstrong, Town Clerk and Recording Secretary