

AGENDA

Joint Planning Board for the Town and Village of Greenwich

Regular Meeting

10/15/2026

Call to Order & Roll Call

Minutes: September 17th, 2026

Correspondence:

- Temporary Retail Permit question – Kenston Farms.
- Setback Question – 2 Queens Gate
- Greenwich Solar Project - Emeren updates from Garrett Hermann
- **Michelle Degarmo – 126 Main Street - Application #24-6 (Village of Greenwich ZBA)** –Applicant reached out to Clerk Northrup and Code Enforcement Officer Mollica due to the change in status of a shared parking agreement at neighboring property located at 132 Main. With grant involvement the applicant has a timer to resolve the change with the original approved site plan. This correspondence may tentatively be scheduled as an SPR application dependent on Andrew Kelly's recommendation and possibly move forward in conjuncture with the ZBA if it is found necessary.

New Business:

- **Minor Subdivision #618 - Proposal submitted by Donald Mansmith (Designated Agent Rick Sullivan)** – For properties located at 543 County Route 49 (Town of Greenwich). Tax Map ID 206.-1-8.1. Proposal for a boundary line adjustment to convey existing access road from Mr. Mansmith to Mr. Sullivan's property. The property is located within the Rural Agricultural District.

Additional Agenda Items on Reverse

Old Business:

- **Site Plan Review – #2026 – 01 – Proposal submitted by Chris Sheldon** – For property located at 841 Spraguetown Road (Town of Greenwich). Tax Map ID 214.-1-1.6. Proposal submitted at the request of the Greenwich Planning Board for possible vegetation / tree clearing of over the 2 acres Triggering Site Plan Review. Applicant cleared and leveled land based on driveway permit issued 4/12/24 with the intent to build a personal shop and home on the parcel in the future, unaware of the 2-acre trigger. Parcel is located within the Rural Agricultural District.
- **Special Use Permit #2026-01 – Annual Renewal for Pleasant Villa Mobile Home Park.** – No updates from applicant. David Klingbiel has not had the opportunity to draft anything for enforcement.