AGENDA

Joint Planning Board for the Town and Village of Greenwich

Regular Meeting

11/19/2026

Call to Order & Roll Call

Minutes: October 15th, 2026

Correspondence:

- Abraham Shippee was appointed by the Town and Village as Planning Board Alternate.
- ADU Inquiry – Spraguetown Road
- Kristin Stewart meeting – Subdivision unnecessary – forwarded to County Clerk.
- Abbey McCormick – RA district permitted use questions.

New Business:

- **TENTATIVE PENDING RECEIPT OF SURVEY MAP - Major Subdivision 67 - Proposal submitted by Kathleen Sartin and Ryan Cannon** – For property located at 184 Rabbit Road (Town of Greenwich). Tax Map ID 213.-2-16. Proposal to subdivide property into two lots – one consisting of 24 +/- acres and one of 10.9 +/- acres. Proposal would normally be a Minor Subdivision but is considered a Major Subdivision due to another subdivision occurring on the property within the last 3 years. The property is located within the Rural Agricultural District.

- **Site Plan Review #2026-02 – Proposal submitted by Randall Lane** – For property located at 19 County Route 70 (19 Dix Bridge Road), Town of Greenwich. Tax Map ID 219.-1-19.2. Proposal for usage of the Governor Dix Mansion as an occasional wedding venue (approximately 6 times a year) for events consisting of 100 or less guests. Property is located with the Residential District

Public Hearings:

- **7:15**
  - **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.

  - **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.

Old Business:

- **Special Use Permit # 2024-01- Proposal submitted by Sophie Polchowski and Emeren (Designated Agent- NY Greenwich Solar Farm, LLC and Bergmann)** for property located at 2624 State Route 40, Tax Map ID # 220.-2-21.2. Proposal to construct two (2) proposed solar projects (total of ±7.7 MW) on a ±56.5 acre portion of land.

  - Emeren updates presented by Garrett Herman.

Old Business Continued:

- **Special Use Permit #2026-01 – Annual Renewal for Pleasant Villa Mobile Home Park.**

    - Applicants moved forward with the road repairs without Planning Board approval of action plan. Sam Obermeister provided an email with a project narrative and documentation. A representative from Mobile Properties will be present to discuss.