

TOWN OF TIOGA PLANNING BOARD

Regular Meeting – August 4, 2026

August 4, 2026, Town of Tioga Planning Board meeting was brought to order at 6:32pm.
Present were Miranda Fisher, Miranda Szymanski, and Russell Story, with Alan Bill presiding.
Also present were Code Enforcer Doug Chrzanowski, and Aye Phyu and Ryan Dowd from True Green Capital

Ms. Fisher made the motion to approve the June 2026 Planning Board minutes as presented with Ms. Szymanski seconded, carried.

Roll Vote:

Ms. Szymanski – Aye

Mr. Story - Aye

Ms. Fisher – Aye

Chairman Bill – Aye

NY-Tioga IV (Ballou Rd)

Ryan Dowd from True Green Capital presented the board with the following information regarding NY-Tioga IV located at 815 Glenmary Dr (site location Ballou Rd):

- On February 1, 2024 sign off documents were sent to five neighboring property owners: Zimmer, Jones, Head and Persons but no responses were received.
- The week of May 11, 2026 the sign off documents were sent again to Zimmer, Jones, Head, Persons, and Lurcock for execution with only Lurcock's signing off on the documents. No acknowledgement response has been heard from the other three parties as of August 4, 2026.
- Lurcock signed the documents and was received back to True Green Capital on May 18, 2026. The documents were recorded at the Tioga County Clerk's office on June 12, 2026.
- True Green Capital has put \$75,000.00 in escrow for the remaining four residents that have not responded if they do decide to sign off at a later date. Escrow account will be held open for two years.
- No large trees are to be planted on the northern side of the residents' properties so as not to interfere with the solar panels
- True Green Capital stands by all agreements already made by the previous company owners, Delaware River Solar, LLC.

New Site Plan is not required due to no significant changes made to the original blueprints from original submission in 2024.

The following changes have been made to the original blueprints:

- Transformer placement has been moved back for reduced noise to residents
- There will be vegetative screening
- Project has been slightly shifted to have less visible impact on residents.

Code Enforcer Chrzanowski stated that True Green Solar needs to apply to the County for the Glenmary Dr driveway permit as it is a County road, but the Ballou Rd driveway can be done through the Town. Code Enforcer Chrzanowski also stated that the 911 address will be Ballou Rd not Glenmary Dr due to the site location being on Ballou Rd.

All documents for NY-Tioga IV must have secondary Ballou Rd address listed on them.

Mr. Story made the motion to approve NY-Tioga IV to move forward, Ms. Fisher seconded, carried.

Roll Vote:

Ms. Szymanski – Aye

Mr. Story - Aye

Ms. Fisher – Aye

Chairman Bill – Aye

Complaints have been made about e-bikes within the town.

The Planning Board will review the ATV Ordinance Law at the September meeting.

Ms. Fisher made the motion to adjourn at 7:36pm, Ms. Szymanski seconded, carried.

Tiffany Middendorf

Tioga Town Clerk