

Town of Greenville Planning Board

PO Box 38
Greenville, NY 12083

July 22, 2014

Minutes

Attendees: Bud Bear, Ken Elsbree, Don Teator, Brian Wickes, and Mary Carney

Guests: Paul Macko (Town Supervisor); Jackie Park (Town Clerk); Mark Overbaugh (Code Enforcement Officer); Tal Rappleyea (Town Attorney) and Joseph Giacone; David Birch; and Niall Donnelly.

6:30 pm Pledge of Allegiance

Joseph Giacone – Site Plan Review, Hill Street (Tax Map # 24.02-4-30)

Mr. Giacone summarized his site plan review application for his property at 21 Hill Street. The parcel is approximately 51 acres and is zoned as hamlet residential. Mr. Giacone plans to construct a 5,000 sq. ft. pole barn on the property. The dimensions of the pole barn will be 50ft by 100ft, and at its peak the building will be 20ft high.

Mark Overbaugh, Code Enforcement Officer, noted that Mr. Giacone has already submitted his plans and building permit application to the Building Department. Given the size and location of the building the Building Department decided to refer the application to the Planning Board for review.

Board Members reviewed the building plans and determined that there were no major concerns.

Motion to set a Public Hearing on August 26, 2014 at 6:30pm for the architectural review of the proposed pole barn at 21 Hill Street made by Don Teator.

Seconded by Ken Elsbree.

All in favor: 4, Opposed: 0, Motion Carried.

Niall Donnelly & Michael Fabian – Altered Lot Line, Big Woods/Weed Road (Tax Map #50.00-1-51 & 50.00-1-45.1)

Mr. Donnelly summarized his proposed altered lot line plan for his property located on Weed Road and Michael Fabian's property located on Big Woods Road. The Fabian property (50.00-1-45.1) is currently 6.1 acres and the Donnelly property (50.00-1-51) is currently 12.3 acres. The properties are in two zoning areas, low density residential and rural residential. The altered lot line would result in the Fabians acquiring 7 acres of land. As such, the Donnelly lot would decrease to approximately 5.3 acres and the Fabian lot would increase to 13 acres.

Motion to waive the Public Hearing made by Don Teator.

Seconded by Bud Bear.

All in favor: 4, Opposed: 0, Motion Carried.

Mr. Donnelly will return to the Planning Board with his final maps and SEQRA form.

Camp Malka

Brian Wickes noted that a letter was received from Brandee Nelson at Crawford Engineering confirming that the water tank is 30,000 gallons.

Paul Macko (Town Supervisor) and Mark Overbaugh (Code Enforcement Officer) have been researching the issue and gave an update on their findings. The letter from Crawford Engineering confirms that the potable water system is 30,000 gallons; however, it does not mention the fire suppression system. The issue was discussed with Delaware Engineering (a firm that was involved in the early stages of construction). They suggested the possibility that the potable water tank and the fire suppression tank are the same. This is not usually allowed, but given the seasonal nature of the camp it may have been deemed acceptable to set up that the potable water tank as the fire suppression tank. Currently, the Building Department and the Town Supervisor are trying to determine if there is a separate fire suppression tank. They will try to contact the company that installed the fire suppression system to see if they have any information. In addition, Brandee Nelson at Crawford Engineering is doing further research into the fire suppression tank.

Tal Rappleyea (Town Attorney) noted that the town will continue to pursue the issue and ultimately determine what type of fire suppression system is there and how it works. He added that he will continue to urge Crawford Engineering to research and resolve the issue.

David Birch – Subdivision, 3559 County Route 26 (Tax Map # 25.00-2-6)

Mr. Birch summarized his proposed subdivision plan for the property located at 3559 CR 26 (next to Pine Lake Manor). Mr. Birch is in the process of purchasing the property from Ponzo, LLC. The property is approximately 68 acres, 16 acres of which is a lake, and is zoned as low density residential and rural residential. Mr. Birch is hoping to create a Home Owners Association with the lake being jointly owned by the residents. There would be a private road with a cul-de-sac and the lots would be subdivided out of the 68 acre parcel. Each lot would have a private well and septic. Initially Mr. Birch would like to create two acre parcels along the road (where the property is zoned as low density residential) and at a later point subdivide the back portion of the property into five acre parcels (where it is zoned as rural residential).

Tal Rappleyea explained that the town does not have authority over the HOA, as that falls under the jurisdiction of the Department of State.

Board Members reviewed the map presented by Mr. Birch. They determined that there were no issues with the overall concept of the project; however there were a few concerns. The lot at the end of the cul-de-sac cannot be land locked. In addition, the Board noted that the private road must be 50ft wide and that the road cannot be included in the acreage of the newly created lots. The lake is considered wetlands, and thus additional setbacks for each lot will be required. Given this, the lot sizes may need to be larger than two acres to accommodate a house, well and septic. To summarize, the Board has concerns about the following:

- Road specifications;
- Design of the private road;
- Wetlands;

- Locations of wells and septic systems (particularly given the wetlands); and
- Parcel size.

If Mr. Birch was to pursue the project it will be considered a major subdivision and a full SEQRA would be required. Mr. Birch will review the Town Subdivision and Road Laws and return the Planning Board at a later date.

Country Estates Proposed Project

Brian Wickes wanted to make the Board aware of a potential project at Country Estates. There is a party interested in purchasing approximately 20 lots on Skyview Drive in Country Estates and combining them into one or two large lots. Given this is a considerable alteration to the plans for Country Estates, it would most likely involve a modification to the Planned Unit Development. Additionally, there are significant concerns about the future plans for sewer, water and utilities in this area. There are no definite plans for this project yet, and the potential applicant will be advised to consult with the Town if plans are pursued.

Top's Shopping Center Project: Tax Map #12.02-1-2.1 & 12.02-1-2.2

Brian Wickes noted that there are preliminary plans for a project at Top's Shopping Plaza. Paul Macko explained that there are plans to do some improvements at Tops Shopping Plaza. In addition, there are tentative plans to demolish a portion of the building and construct a Mavis Tire Center.

Minutes – June 24, 2014

Motion to accept the minutes of the June 24, 2014 meeting made by Don Teator.

Seconded by: Ken Elsbree.

All in favor: 3, Abstained:1, Opposed: 0, Motion carried.

Motion to close the meeting made by Ken Elsbree at 7:25.

Seconded by: Bud Bear.

All in favor: 4, Opposed: 0, Motion carried.