

Town of Greenville Planning Board

PO Box 38
Greenville, NY 12083

June 1, 2016

Minutes

Attendees: Planning Board Members: Don Teator, Ken Elsbree, Mark Wilcox, Sean McCulloch, PB Clerk: Hope Nugent.

Guests: Ruth Hofheimer, Miles Debas, & David Birch.

Meeting opened by Don Teator.

7:08pm Pledge of Allegiance

Ruth Hofheimer & Miles Debas – Wedding Venue

Ms. Hofheimer & Mr. Debas presented their initial plan of renovating the existing barn on the property located at 917 King Hill Road. They would like to use the barn for a wedding venue and/or a community space for music, art & cultural events. They will be adding electric as well as restroom facilities. This will be a seasonal venue since they will not be adding heat to the barn. They also stated that they would be clearing space for a parking area but this would be behind the existing garage by the house and would be buffered from the road by the tree line. They also stated that they would like to use the house on the property as a B&B for the winter months.

The PB said that they liked the idea and suggested that the next step be a sketch plan to be reviewed. This will need to include how parking, septic, noise, etc. would be addressed. It was also recommended that Ms. Hofheimer & Mr. Debas contact the DOH for any requirements they would have. They were advised that once all requirements were met then a Public Hearing would need to be held.

David Birch – 10Lot Subdivision

Mr. Birch presented to the Board a preliminary survey of the property at 3559 Cr 26 proposing a 10 lot subdivision. Mr. Birch stated that there would be a road maintenance agreement between all lots as well as a lake agreement. Mr. Birch also stated that perk test would be the next step to be completed. There was concern about a possible problem with the septic systems due to the proximity of the lake. The Board stated that the idea of the subdivision was a good idea, but they had a few concerns. These concerns are:

1. Parcel 10 needs to be addressed with either a lot line or variance to adjoining neighbor
2. The nature of the entry to parcels - would it be considered a driveway or road
3. Measurement of acres due to Buffer zone and lake
4. Set back on driveway for buildings
5. Nature of association/agreement for lake and driveways – what power will they hold & what would they be responsible for?

Don stated that the Board needs to speak with the Town Attorney, Town Highway & Town Code Enforcement before anything could be decided on. It was suggested that Mr. Birch attend next month's meeting, July 6th, to obtain the answers to the questions that the Board had raised.

Memo From Assessor concerning new zoning map overlay

A copy of a memo from the Assessor, Gordon Bennett, was given to each member to review. The Assessor asked if the Planning Board could write and send a letter to the Greene County Planning Board asking that the town's new zoning be placed on a map so it can be overlaid on the gis mapping system. Don asked for the Assessor to write the letter for the Planning Board's approval and that they will gladly send it to the appropriate Departments at the County.

Minutes

Motion made to approve the minutes from January 26, 2016 made by Mark Wilcox. Seconded by Ken Elsbree. All in favor: 4, opposed: 0, motion carried.

Motion made to approve the minutes from April 6, 2016 made by Ken Elsbree. Seconded by Mark Wilcox. All in favor: 4, opposed: 0, motion carried.

Close Meeting

Motion made to close the meeting at 7:50 pm made by Sean McCulloch. Seconded by Ken Elsbree. All in favor: 4, Opposed: 0, motion carried.

DRAFT