

# Town of Greenville Planning Board

PO Box 38  
Greenville, NY 12083

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September 5, 2018

## Minutes

**Attendees:** Planning Board Members: Don Teator, Bud Bear, Jay Goodman, Attorney: Tal Rapplyea, and PB Clerk: Hope Nugent.

**Guests:** Supervisor Paul Macko, Arnie Cavallaro, Paul Augstein and Eric Gundersen

**Meeting opened** by Don Teator at 7:00 pm with the Pledge of Allegiance

**Public Hearing for a Subdivision/Lot Line change - Arnie Cavallaro - Big Woods Rd. 35.00-2-27 & 35.00-2-23**

Mr. Cavallaro was present tonight and reviewed his plan with the Board to subdivide his 2 pieces of property and change a lot line to make 3 parcels. The smallest parcel would be 3 acres. The zoning for that area is 5 acres. Mr. Cavallaro stated that he has presented his plan to the ZBA due to the undersized lot and they will be holding their hearing next week on the 11<sup>th</sup>.

*Motion made to open Public Hearing @ 7:04 pm made by Bud Bear. Seconded by Jay Goodman. All in favor: 3, opposed: 0, motion carried*

Don opened the floor to and comments or questions. Mr. Augstein asked about the structures that were on the one parcel and also asked about the road frontage on Big Woods Road. Mr. Cavallaro stated that there is a house on the one parcel now and the Board reviewed the setbacks and all are within the required limits. The smallest road frontage is approximately 67' and increases from there for the remaining parcels.

*Motion made to close Public Hearing @ 7:06 pm made by Bud Bear. Seconded by Jay Goodman. All in favor: 3, opposed: 0, motion carried*

Don stated that the Board could conditionally approve the plans pending the ZBA to approval of the undersized lot. Everything else with lot 2 & 3 was acceptable (lot size, setbacks, road frontage). Tal stated that he had spoken with RPTS about the one parcel being in two different school districts. He was advised that the Cavallaro's would receive two separate school bills for the parcel in question. Mr. Cavallaro stated that it would not be a problem.

Don reviewed part 2 of the SEQRA with the Board.

*Motion made to accept Neg. Dec. of the SEQRA made by Bud Bear. Seconded by Jay Goodman. All in favor: 3, opposed: 0, motion carried*

*Motion made to approve 2 lot subdivision and alter lot line of Arnie & Colleen Cavallaro with conditions:*

- 1. ZBA approval of same map due to undersized lot*
  - 2. If any changes to map – owner is required to return for further proceedings*
- made by Bud Bear. Seconded by Jay Goodman. All in favor: 3, opposed: 0, motion carried*

## **Minutes**

*Motion made to approve the minutes from August 1, 2018 made by Jay Goodman. Seconded by Bud Bear. All in favor: 3, Opposed: 0, Abstain: 0, motion carried.*

## **Discussion**

Don gave an update to the Board about the solar committee and their progress. He stated that the committee was almost done in the review of the solar law. The main points that the committee has agreed upon has been on the percentage of clear cutting that can be done. The majority of the committee agreed upon 30%. The other point that the committee has agreed upon is the distance between solar farm sites. After a review of 3 possible choices (1/4, 1/2, & 3/4 mile) it was agreed that the solar farms had to be at least 1/2 mile apart. Once everything else is reviewed on September 25<sup>th</sup> the committee will present their recommendations to the Town Board for their review.

Supervisor Macko stated that the committee's recommendations would be presented to the Town Board and then a Public Hearing would be held to see if an amendment would be made to the Solar Law.

## **Close Meeting**

*Motion made to close the meeting at 7:36 pm made by Bud Bear. Seconded by Jay Goodman. All in favor: 3, Opposed: 0, motion carried.*