

Town of Greenville Planning Board

PO Box 38
Greenville, NY 12083

October 2, 2019

Minutes

Attendees: Planning Board Members: Don Teator, Bud Bear, Ken Elsbree, Brian Wickes, Jay Goodman, Attorney: Tal Rappleyea and PB Clerk: Hope Nugent.

Guests: Gary Harvey, Barbara Valicenti, Margaret Donohue, William Atwood, Stephanie Ingalls, Anita Zibura, James Cuffe, James Stryker, Janet Ricci, and Sherri Baron

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

Public Hearing for Subdivision – Norman Channing – 25.00-4-36

Motion made to open Public Hearing at 7:02pm was made by Ken Elsbree. Seconded by Bud Bear. All in favor: 5, Opposed: 0, motion carried.

Mr. & Mrs. Channing were represented tonight by Gary Harvey of Harvey Associates for the subdivision of their property. Mr. Harvey stated that the Channing's would like to subdivide their 40 acre parcel into two parcels, one being 35 acres, the other being 5 acres. The Board reviewed the survey maps that Mr. Harvey prepared. Mr. Harvey stated that Cob creek will be the boundary for the property. The Board stated that the acreage and road frontage were adequate.

Don asked if there were any comments from the audience: It was asked how many houses could be placed on one parcel. Don stated that only one house could be placed on the parcel.

Motion made to close Public Hearing at 7:07pm was made by Bud Bear. Seconded by Brian Wickes. All in favor: 5, Opposed: 0, motion carried.

Motion made to Declare Lead Agency was made by Brian Wickes. Seconded by Ken Elsbree. All in favor: 5, Opposed: 0, motion carried.

Don asked Tal to discuss for the education of the audience what exactly a Lead Agency was. After the explanation it was asked from the audience – who looks at the property before allowing a subdivision and if it is determined if there is anything buried on the property.

Tal stated that with the new DEC mapping system the Board can look at a property but if there is any question an engineer could be called in to look at the property. As far as anything buried on a property there is no way to know except for an oil spill, garbage dump, etc. This would also be listed on the DEC website.

Don reviewed the short form of the SEQR with the Board.

Motion made to Declare Neg. Dec. was made by Ken Elsbree. Seconded by Brian Wickes. All in favor: 5, Opposed: 0, motion carried.

Motion made to approve subdivision was made by Brian Wickes. Seconded by Bud Bear. All in favor: 5, Opposed: 0, motion carried.

Jim Stryker – Special Use Permit – Possible Laundromat – 12.04-4-29

Mr. Stryker was present tonight to present his proposal for a new laundromat on his property which is located on State Route 32, in front of the Town Park. Currently Mr. Stryker leases the building that the laundromat is in and has outgrown the space. Mr. Stryker would like to build a 60' x 60' building which would be 13' high. The front of the building would face State Route 32 and be located in the NE corner of the property with a 75' setback from Town Park Rd. and a 50' setback from the Park. The property is located in a Hamlet Zone but a laundromat is an allowed use with a Special Use Permit.

Tal reviewed the procedure for an approval/disapproval from the Planning Board as well as the requirements of a Full Site Plan Review, Special Use Permit and Preservation Review which are required in this case.

Concerns which were made were: the use of the Town Park road as access for an entrance, will this be the only business/building or would there be more in the future, metal building with no landscaping will most likely need to be changed as it is in front of Town Park, type of lighting and how much, also, hours of operation.

After a brief discussion it was stated that Mr. Stryker should review and would need to comply with the items that are required for a Site Plan Review, Special Use Permit as well as a Preservation Review due to the property being located in a Hamlet Zone.

It was also stated that an escrow account may need to be established so that the Town's engineer could review the plans.

Minutes

Motion made to approve the minutes from September 4, 2019 was made by Ken Elsbree. Seconded by Bud Bear. All in favor: 5, Opposed: 0, motion carried.

Discussion

The Board had nothing further to discuss but Ms. Valicenti did thank the Board for all their hard work and dedication.

Close Meeting

Motion made to close the meeting at 8:30 pm made by Brian Wickes. Seconded by Ken Elsbree. All in favor: 5, Opposed: 0, motion carried.