

# Town of Greenville Open House Comments

## November 18, 2009

**[Note: at times it was difficult to hear because of the surrounding conversations. The audio from the meeting was also reviewed but at times difficult to decipher over competing comments and voices. We did our best to capture the comments. ]**

**Written Comment 1:** I want to thank you for listening to the community and your hard work. My family and I believe in intelligent, thought out growth to make our community and its future vibrant. Your zoning plan is a means toward that end. You have our support. [Submitted – no discussion]

**Written Comment 2:** Why are all businesses not included in Schedule A prohibited? Why so many NP and SP's? Wouldn't it be wiser to list businesses we definitely don't want? Have site review and public for all others? [Submitted – no discussion]

**Written Comment 3:** We appreciate your taking our comments into consideration when editing the zoning map. The revised map is far superior to earlier versions. [Submitted – no discussion]

**Written Comment 4:** The plan to focus on improving the aesthetics of local businesses will add value to all residents and businesses. [Submitted – no discussion]

**Written Comment 5:** No vinyl siding? Used in 90% of construction now. Home Inspection? Town official can come into your home? [Comment was referred to the Code Enforcement Officer]

**Written Comment 6:** Is there any chance that the town council will accept any part of the comprehensive plan? [Submitted – no discussion]

**Written Comment 7:** What I like about the plan is that there will be the same rules and guidelines for similar situations. This stays in the plan, correct? [Submitted – no discussion]

**Written Comment 8:** Why do people think their rights are infringed upon. As I understand the plan, you can get exceptions to any provisions if it makes sense. [Submitted – no discussion]

**Written Comment 9:** I would like to complement the committee for their insight and patience. It was a job that needed to be done and you did it well. I really like that you continue to look for input. Are you letting the few loudmouth people take the rights away from the people who followed the rules. i.e. filled in the survey, listen to committee meetings, etc. [Submitted – no discussion]

**Written Comment 10:** I really like the “beautification” aspect of the plan. This stays in the plan, correct? [Submitted – no discussion]

**Written Comment 11:** What happened to the questionnaire (survey) you talked about at the last comprehensive plan committee meeting? [Submitted – no discussion]

**Written Comment 12:** What are you going to do to keep your meetings productive and informative? It was very difficult to hear what you decided because of the constant interruptions! [Submitted – no discussion]

**Written Comment 13:** Who is the silent majority? Everybody had a chance to participate and make their wishes known at the beginning of the process! [Submitted – no discussion]

**Written Comment 14:** Why can people make political hay out of a comprehensive plan that they were and are part of? How can we prevent that they influence the remainder of the process inappropriately? [Submitted – no discussion]

**Written Comment 15:** Who is the person to talk to about having opportunities for challenging work for our well educated young people? [Submitted – no discussion]

**Written Comment 16:** How do we plan to accommodate the education of the children of the new manufactured home parks that the committee was forced to talk about in their last meeting. I believe that the cost of expanding the schools will greatly outweigh the additional tax revenue. [Submitted – no discussion]

**Written Comment 17:** Thank you for doing a great job. [Submitted – no discussion]

**Written Comment 18:** Why is Arnie (from the planning boards) trying to torpedo everything that is not of immediate benefit to him? [Submitted – no discussion]

**Written Comment 19:** Resort/Churches – Churches that took over resorts – is there a way of having them pay taxes. Ex – Holy Spirit Church (Alberta Lodge) has been logging, making money off of land, yet do not pay taxes.

**Discussion:** Old resorts are being taken over by churches. Is there a way to get those properties back on the Books and pay taxes? Concern that "churches pay No taxes."

**Written Comment 20:** I asked to extend 2 acre zoning LD – you said you would bring it up.

**Discussion:** Thinks that the 2 acre Zoning (LDR) should be extended another 1 to 2 miles-to create additional lots to be subdivided. Also suggested adding 1 acre industrial district zone (to encourage small development).

**Written Comment 21:** Question about manufactured housing ordinance – “Can you (Town) enter homes now?” Open meeting - Time of meeting is a concern.

**Discussion:** What is the law about people coming into your house? There are not enough jobs for our kids-if bring in (new) housing - what's that going to do to "our Kids".

**Written Comment 22:** Do we get to vote on this! Selective code enforcement!

**Discussion:** Will we get to vote on this? Ask the Town Board. There is selective code enforcement and the "SP" special permits are going to cost you (\$).

**Written Comment 23:** Where will the residents go that get evicted from their mobile homes? This is not any great money for them in Greene County. How much media attention will this get when you start throwing people out into the street making them homeless because they can't afford to bring their homes up to code? Why is this only one on one? Thought everyone would be hearing all questions and answers – open workshop?

**Discussion:** Why can't everyone hear the questions being asked? (concerned that the open house format lets people ask individual questions and get individual answers). Response that the mobile home issue has been modified since last Thursday's meeting.

**Written Comment 24:** Why is this format being used? Why start at 5PM? What jobs are you anticipating as a result? How will these changes create a more business friendly environment? What is the "grab"? Why would businesses come here?

**Discussion:** Firm objection to format of meeting. This reeks of secrecy, and is "inefficient". You could answer similar questions two different ways; tremendous amount of confusion; environment of mistrust. Not seeing any growth. No draw for people to come to Greenville - need to build up something to build up tourism; they (people) need to want to stop; these changes are not going to create businesses

**Response:** The Open House format was used at the previous two Open Houses and were felt to be the most efficient way to answer particular questions people had about where their property was located in the relation to the zoning changes. People could come in any time between 5:00 and 7:00 PM and ask questions and leave comments. No one had to leave work early to be at Town Hall at 5:00 PM since there was no presentation. General discussions were had at the Town Meetings held at the high school.

**Written Comment 25:** Why was this held 5-7 when people are at work? Why so restrictive? Why do we need zoning in this form – no we don't. 5 acres not necessary. How did all the flyers – revisions happen with no meeting (May).

**Discussion:** Asked about why there was no meeting "before new draft" and was very offended -she feels as though trying to get rid of all trailers and modular homes. Response that this is a DRAFT document.

**Written Comment 26:** While development takes time, this plan is a good start to putting us on the right track as we move forward. It will provide opportunities for small business development and increased services for Greenville. [Submitted – no discussion]

**Written Comment 27:** I do not want to see any kind of trailer park or manufactured home park. This would not be and could not be done in or as a rural setting in the same type of setting as a rural setting. It would detract against any section of Greenville.

**Discussion:** What have you changed since the last time? [*Removed the proposed business development district on Route 81 and reduced the commercial district on Route 32*] What are you looking to put in the commercial districts? [*Provided a copy of Schedule A – Town of Greenville Draft Use Regulations – mentioned that "SP" on the chart means that the use will require a special permit and that the applicant would have to go before the Planning Board*] What about the manufactured homes? [*Manufactured homes can be a stand alone homes and referred to Schedule A where they would be allowed*] I am good with stand alone homes but are we trying to group these homes together? [*If you are concerned about the location of Manufactured home parks please write in a comment stating that*]

**Written Comment 28:** How has my use changed? What is highway commercial? Concerned about commercial development.

**Discussion:** property is still commercial along Rt 32. There will be a Public hearing after draft completed.

**Written Comment 29:** Are there any monies put aside to clean up properties (full of junk) for home owners who can't afford to clean their properties?

**Discussion:** original survey - cleanup properties was a suggestion

**Written Comment 30:** Are you requiring current manufactured home owners to obtain a permit if they are not in a park? Also, we received no notice aside from a letter from the Citizens for Property rights. Why is this not on the front board? Where was my mailing?

**Discussion:** Permit requirement will be removed.

**Written Comment 31:** Why an Industrial Zone? Why is this not a public hearing as advertised?

**Discussion:** Industrial zone has been eliminated from Route 81

**Written Comment 32:** Business Development zone needs water and sewer. Should be near present business zone. Mobile law is discriminating. Circumstances preexisting use by virtue of permit system. Violation process makes planning board judge, jury, and executor. No due process.

**Discussion:** Encourage small businesses/services-better serve people here and those graduating high school; grants to expand sewer lines near Bryant's

**Written Comment 33:** What are you going to do about motocross tracks in this town. My property value is dropping like a rock because of it.

**Discussion:** What is the town going to do about Racetracks / Motor cross tracks? Two are located next to property and they are "out of control". Property is located on RT 38 (owns property in Albany County too). Property owner is against ATV's, quads and motorcycles and feels that there should be a type of zoning against this. The track in question is allowed as "membership club".

**Written Comment 34:** Concerned over the Industrial Commercial proposed site.

**Discussion:** Industrial zone-eliminated from Route 81

**Written Comment 35:** The major reason why we bought property in Freehold is that we have cable with broadband. When will Mid-Hudson cable provide access for every inhabitant of Greenville? Wireless satellite is just not the same service as cable. The speed is just not the same! [Submitted – no discussion]

**Written Comment 36:** With a town of less than 5000 people, why are we involved in zoning at all? Many other small towns have none and function quite nicely. If you are determined to proceed with zoning (knowing most the residents don't want it) why not amend the existing 75 page document and discard the elaborate 158 page fiasco. Why are the proceedings at this meeting done in the manner so other concerned residents cannot hear or respond to what others are saying. Businesses are closing and leaving why do we need more stringent rules that will preclude any business coming here when they can go to other towns (Cairo) without difficulty. The proposed new rule – regulation - laws is about as clear as mud is in the intent to present this in this manner so as to confuse residents so it slips through by default. My property is zoned in (2) different zones why? Audrey Butler [Submitted – no discussion]

**Verbal comment** live on Route 36 – mobile home question – related to construction??? What about grandfathering? I put one in last fall and last summer

**Discussion:** I own property on 32 (northern part of Town) and have 6 acres on Wicks Lane (near water tower and State Police). Wetlands run through property. Will there be some restrictions on proposed commercial zone??? Stream goes straight north (Peter O'Hara marked the area on the map). Is there an offset off State Highway? In

proposed commercial district, design standards and parking requirements should be included for the back of buildings. Property owner is concerned about panorama. If buildings are allowed to be 35 Ft high it starts restricting views. Will it have to meet setbacks and go through review process?

**Discussion:** Any changes? [MHP standards and Business Development District] Restriction to fencing should be more specific -such as "only in this section/district" How did this get started? [trying to bring it up to date] Suggested going with something far less restrictive (such as fence sizes, mobile homes -if getting too restrictive) Think people, especially those starting out, need a place to live (affordable homes) and manufactured homes provide that.

**Discussion:** How much has the Town paid River Street Planning & Development? Town's bookkeeper would know. This project has taken four years and includes the Comprehensive Plan and Zoning Update. The Town also paid River Street using grant funds.

**Discussion:** Property located in LDR district off Route 37 – any changes? No. What about agriculture? It is allowed anyplace in town.

**Discussion:** Own property zoned in HC and LDR-If establish business on Rt 32-1 lot; looked up definition of "membership "club

**Discussion:** the drafted Mobile Home law-was "Very discriminating"-Committee Changed a lot of that last week

**"Open" Discussion:** Will we get to see the "other questions"? Yes we will post the questions on the website. Rich Bear responded that this is a draft-and hopes to make it simple; May run an "open" forum (to have as many as needed so people can understand); We have "time"-it's the community's plan, not just town Board, not just the committee's plan; May have to have periodic Review-may have initial problems that will need to be addressed during first few months - "Better to do right" rather than "fast"

- Just because existing "Zoning" is in place doesn't mean it's good
- "make it easier for Businesses to come here" Plan doesn't do that right now
- "Don't want more commercial area here"
- Need to have more information-to figure out what's going to work and what's not going to work
- put in Plain English
- "should be put to a vote"
- don't agree on how this forum was held
- appreciated (format of the) forum of being able to go up and see (property on the) map
- revisit committee members -> asking about how to get on (the zoning) committee - Rich suggests writing a letter to the town board expressing interest

- Someone asked if Rich supports letting public vote on plan - he mentioned that this is not one of the items to go out for referendum
- Town originally did zoning as a knee-jerk reaction 22 years ago-when a lot of property was being subdivided-and because of the dump. Since zoning has been in place-there has been close to non-existent growth in Greenville - most towns under 5000 population don't have zoning. Greenville was developed without zoning-why make it so restrictive?
- rural towns being driven away-economy, gas prices, etc can't afford to drive to work
- most of growth (in Greenville) was "county estates"
- Why are we doing this? Look at survey and stats of town
- can't get loan on "Land"
- need open arms to welcome businesses here
- most surrounding towns have comp plans with limited ordinances
- there must be intelligent growth-should be opportunities here