

TOWN OF GREENVILLE PLANNING BOARD

April 27, 2010

Greenville Town Hall

MEETING CALLED TO ORDER AT 7:32 PM

PLEDGE

INTRODUCTIONS

Roll Call: Brian Wickes/Vice Chair, Ken Elsbree, Orloff Bear, Jr., Don Teator/Alternate, Tal Rappleyea/Town Attorney, Helena Kosorek/Secretary, James Barry/Alternate, Arnie Cavallaro/Chair- late arrival

Guests: Larry Cooke, Code Enforcement Officer, Aline Galgay, Esq., Elliot Fishman/Santo Associates, Mary Beth Biancotti/Delaware Engineering, PC

Pledge of Allegiance

Charlie Henderson came before the Board stating he had failed to get the Mylar approved for plans that were approved by the Board a year ago. He stated since then there had been no changes to his plans or the maps.

Ken Elsbree looked over the paperwork submitted by Charlie Henderson.

Motion made to accept the Mylar and have it signed.

Motion: Ken Elsbree

Second: Orloff Bear, Jr.

Motion carried.

Mr. Pavlicin requested a Special Hearing. Notices are to be sent out by him to have a special hearing on May 11, 2010. Mr. Pavlicin sent out notices to adjoining land owners.

Brian Wickes stated that 6 weeks ago Lou Kraker wanted to buy property from Bill Pavlicin. Bill would be keeping 1.1 parcel and the remainder would go to Lou Kraker.

Motion to send notices in order to have a May 11, 2010 Hearing.

Motion: Don Teator

Second: Ken Elsbree

In Favor:5 Opposed: 0 Abstain: 0 So carried.

Motion to approve the meeting minutes of April 13, 2010 with corrections

Motion: Don Teator

Second: Orloff Bear, Jr.

In Favor:5; Opposed:0; Abstain:0 So carried.

Motion to start meeting

Motion: Brian Wickes

Second: Orloff Bear, Jr.

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In Favor: 5; Opposed: 0 : Abstain; 0 So carried.

OLD BUSINESS (EXAMPLE)

Case 1-2010

**Greenville Lands, LLC, d/b/a Camp Malka
formerly known as Camp Kochovim
represented by Aline Galgay, Esq., Elliot Fishman/Santo
Associates**
160 Ingalside Road, Greenville, NY
Tax Map #12.00-1-9; Rural Residential Zoning
Continuation of Site Plan Review

Aline Galgay represented Greenville, L.L.C. She stated Aaron Kaplan will be running the camp. She gave a brief review of plans to ass four new dormitories and the purchase of the property by Greenville land was recently completed and so Greenville land would like to go ahead with the four modular homes for the adults, the new dining hall facility to be used with the existing dining hall and the additional parking.

Elliott Fishman of Santo Associates reviewed the site plan that was approved last year. The new plan for this year has an additional dining hall, four homes, four bunk houses and new parking. Options for sewerage were looked at and a small treatment plant was decided upon. The caretaker's house and the Ingalls residence used a leach field. Discussion about Ingalls' effluent occurred. Mr. Roth noted his home uses that leach field also.

Now that the camp will be an all girls' camp, there is less daily traffic across the street. (The boys went for daily religious services and the girls only go once per week.)

There is one dry hydrant in last year's plan and there is one more being added as per code enforcement.

Storm water treatment covers four bunkhouses and additional buildings. Storm water will be funneled to the retention area.

There will be a one way driveway to the homes and a limited access road to the treatment plant.

A question was brought up by Garth Bryant about multiple owners needing a sewer district. Ms. Galgay said an alternate plan would be to let effluent continue as is.

A transportation district may have to be looked into by Tal. If the private owner defaults and there are other owners then the town takes over, as a sewerage district. One option is to have the caretakers and Ingalls go to small treatment plant.

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Fishman added another alternative which was sending dormitory and new houses to the new waste water treatment and the caretaker's home and the Ingall's and Roth's to the leach fields.

Ms. Galgay does not want to instill the responsibility of a transportation corporation for her client or for the neighbors.

Mr. Roth asked about the existing leach field. Galgay said the applicant could leave the Ingalls as is using the existing leach field. All new buildings could be sent to the new plants.

Question from Wendy Teller re : storm retention pond. Fishman said it was as per N.Y. guidelines.

Garth Bryant asked how was water supplied to the buildings. Elliott Fishman said by four wells. Two go to treatment and storage facility to the existing dining hall. One well is for the synagogue building and new dormitories. One well is for the caretakers. Garth Bryant asked if there was chlorine in the water.

Someone asked, "Does the treatment plant require an operator?"

If no one is there and there is no one there on this property. Does the town take over the water treatment? Tal Rappleyea, added, "A board could be used only if it was a transportation corporation.

Brian Wickes asked if there was any draw down test done on the wells.

Larry Cooke, "Yes, last year there was a successful draw down test."

Donna Ruot asked if these were modulars and not trailers. Ms. Galgay said "modulars". She said she has renditions of modulars and the dining hall. Brian said a walk through was done last Wednesday for sight lines and other issues.

A. Kaplan stated number of children was two hundred twice a year and three hundred after the dormitories. Ms. Galgay said fences will be used to route crossing the street for the campers.

The Ingalls and Roth's septic would not be touched. The caretaker's could be handled as the owner's responsibility. Bianconi is the town's engineer and the DEC and the DOH oversee the plans.

Larry Cooke, Code Enforcement Officer, said each of the buildings has a septic system for the solids. The water would be going to leach fields.

Ms. Galgay proposed an amendment to the application-

In light of concerns, an amendment to not address the current leach field, to leave the Roth's and Ingalls' septic lines attached to the existing leach field, as stated in the existing deeds, with the owner taking care of the caretaker's property.

Motion to accept amendment as stated.

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Motion: Arnie Cavallero
Second: Ken Elsbree
Approved: 5 Opposed: 0 Abstained: 0 Motion carried.

Motion made to go out of public hearing. 8:33 p.m.
Motion: Don Teator
Second: Ken Elsbree
In Favor: 5 Opposed : 0 Abstained ;0
Motion carried to go out of public hearing.

Ms. Bianconi – re: SEQR

Part 1 –provided by applicant
Part 2 – with this memo

Ms. Bianconi reviewed SEQR issues.
No impacts on other resources. Only storm water impacts and sediment control and some wetlands impact to be reviewed by Army Corp of Engineers.

Brian Wickes.- “Any comments from the Board?”

James Barry asked who receives the alarms. Ms. Bianconi stated the alarms to the caretaker and are lights and sounds not telemetry (phones).

Treatment plants will be fenced. Wording shall reflect – “should be” fenced.

Elliott Fishman had a memo re : landscaping- sight plan date 4/26/10.

Arnie Cavallero asked if it was year round use. Ms. Bianconi said it was planned as an all year facility.
Galgay said you need a licensed operator or the caretaker.

Arnie asked, “Once the town signs off on the application is DEC the watchdog?
Bianconi, “Yes”.

Brian Wickes asked if Larry Cooke needed documentation that Bianconi reviewed. Larry Cooke said “No.”

James Barry asked about water for fire in the winter. Bianconi responded that water was held in the ground in tanks.

Motion for Negative Declaration
Motion: Ken Elsbree
Second: Don Teator
Approved: 5 Opposed: 0 Abstained: 0

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Motion carried.

New Submissions accepted by the Board:

Water supply report

Waste Water report

Survey Map

(2) memos

(1) from Santo Associates

(1) from Delaware Engineering

Tal Rappleyea, Town Attorney, asked about county response. Arnie said the property didn't meet the criteria for the county's jurisdiction for a full county review.

Bianconi said that since the full thirty days went by the town can take a step.

Final Motion: recommended by Mr. Rappleyea-

Application as amended be approved on condition of :

1) approval of all licensing Agencies and

2) that recommendations made by Delaware Engineering, PC and by the Agencies have to be adhered to.

Larry Cooke said the escrow re: \$2,000 fund has to be replenished. Mr. Rappleyea suggested there would be a change to have Delaware Engineering to bill the client directly.

Motion the Board should also review the wording with the condition that fencing meet code for the sewerage package plant and along with all recommendations and approvals from all Agencies involved, as well as, any other conditions suggested by, or imposed by the applicant's engineers and the Town's engineer.

Motion: Arnie Cavallero

Second: Orloff Bear, Jr.

Approved: 5 Opposed: 0 abstained 0 Motion carried.

REPORT FROM COUNTY PLANNING BOARD

None

Motion to adjourn.

Motion: Don Teator

Second: Ken Elsbree

All approved. So carried.

The meeting was adjourned at 9:00 PM.