

TOWN OF GREENVILLE PLANNING BOARD

SPECIAL MEETING

MARCH 9, 2010 AT 7:30 PM

GREENVILLE TOWN HALL

SPECIAL MEETING CALLED TO ORDER AT 7:30 PM

PLEDGE

INTRODUCTIONS

Roll Call: Arnie Cavallaro/Chair, Ken Elsbree/Vice Chair, Peter O'Hara, Brian Wickes, Orloff Bear, Jr., James Barry/Alternate, Don Teator/Alternate, Marlin Henry/Secretary

Board Member Peter O'Hara questioned the legality of the special meeting as notification had not been officially published. After Mr. Wickes repeatedly deflected questions directed to the Chair by Mr. O'Hara, the Chairman declared Mr. O'Hara to be out of order and instructed him to address his concerns with the Town Board or the Town Attorney.

NEW BUSINESS

Case 1-2010 Greenville Lands, LLC, d/b/a Camp 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

Application for Site Plan Review

The application and fee were submitted along with the completed long-form SEQRA.

Ms. Galgay advised the Board that the four dormitories which were approved in 2009 under the name Camp Kochovim (Case #2009-06) were never built due to a delay in the purchase of the 116+ acre parcel from Riverside Tennis & Golf Club Children's Camp.

They now propose constructing four modular homes (28' x 38') for counselors and their families, a dining hall (60' x 138'), a new bunkhouse (36' x 56') for campers, and a new parking area for 35 cars to facilitate a year-round girls' camp.

Mr. O'Hara objected to a major development being discussed absent the Town's engineers and attorney. The Chair related that no decisions would be made during the informal preliminary site plan review and that a complete information packet will be provided to Delaware Engineering.

The applicants are working with DEC regarding a modular affluent package plan and storm water retention issues. No new leach fields are planned and each new building will have its own septic tank. The Code Enforcement Officer suggested they assess the feasibility of connecting directly to the Town's sewage treatment plant.

The camp currently accommodates 170 campers and 80 staff; total build-out will accommodate 410. There will be two 2-week sessions scheduled during the summer. A caretaker will live on the property year-round. A 6' PVC white vinyl fence will limit road crossings and the new parking area will be buffered.

The Board members made the following comments and recommendations:

- First step is to contact Delaware Engineering for a review of the septic and estimate for the required escrow account;
- Restrictions will be required disallowing multi-family use in the future;
- DOT/engineers to examine ingress/egress;
- Repair existing buildings to code;
- R1 buildings (modulars) must be sprinklered;
- DEC storm water permit is required to move more than 1 acre;
- Relieve overcrowding.

Mr. Fishman asked for assurances from the Board that the proposed concept is acceptable. Mr. O'Hara announced that he would abstain from any vote. The Chair agreed to add the matter to the March 23rd agenda.

The anticipated timeline is completion of the new dining area, four modulars, and the septic this year; the four bunkhouses will be constructed as Phase 2.

DISCUSSION

The Code Enforcement Officer requested the Board's opinion on two issues:

- A resident requests replacing a deteriorating detached garage with an Amish pre-fab on the existing footprint which is 3" from the property line. The Town Attorney will be consulted regarding the need for a variance.

- A non-conforming lot resulting from the sale of the house west of Lou's Automotive to Greenville Lands LLC, requires a subdivision; not a lot line variance.

Motion to Adjourn Meeting

Motion: Orloff Bear, Jr.

Second: Brian Wickes

In Favor: 5; Opposed: 0; Abstain: 0

The meeting was adjourned at 9:00 PM.