

**TOWN OF GREENVILLE PLANNING BOARD
SPECIAL MEETING
April 13, 2010
Greenville Town Hall**

MEETING CALLED TO ORDER AT 7:35 PM

PLEDGE

INTRODUCTIONS

Roll Call: Brian Wickes/Vice Chair, Ken Elsbree, Orloff Bear, Jr., James Barry/Alternate, Don Teator/Alternate, Tal Rappleyea/Town Attorney, Helena Kosorek/Secretary
Not in attendance: Arnie Cavallaro/Chair, Peter O'Hara

Guests: Larry Cooke, Code Enforcement Officer, Aline Galgay, Esq., Elliot Fishman/Santo Associates, Mary Beth Bianconi /Delaware Engineering, PC, Aharon Kaplan, Director of Operations, Camp Malka, Stephanie Ingalls, Wendy Teller

Motion to postpone reading of the minutes until the next meeting: 4/27/2010

Motion: Orloff Bear, Jr.

Second: Ken Elsbree

In Favor 5; Opposed: 0 ; Abstain: 0

OLD BUSINESS

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**

Tal Rappleyea/Town Attorney noted this was a special meeting, duly called and advertized, and was therefore a legal meeting.

Ms Galgay informed the board that legal notice was sent to abutters and a copy of the notice sent was sent to the Board.

Mr. Fishman reviewed survey of Camp Malka noting changes from formerly named Camp Kochavim would include one additional bunkhouse, a new dining hall, four modular homes and a 34 car parking lot. He stated the plan now would be to use a waste water treatment plan rather than the leach fields. Other alternatives were explored and it was decided the waste water treatment was the most cost effective. This would include the caretaker's home and the Ingalls' home.

**Town of Greenville Planning Board
Special Meeting
Minutes
April 13, 2010**

2

A survey was also taken of the western side of the property. The waste water treatment was moved to provide for the 50' set aside. Mr. Fishman noted Delaware Engineering did not see the color marked copy of the site plan.

Storm water treatment plans were sent to Greene County Planning, Delaware Engineering, the Greenville Planning Board and Tal Rappleyea. That plan will be submitted to the DEC.

Mr. Fishman presented landscaping plans.

Mr. Fishman provided a copy of a memo given to Mary Beth Bianconi /Delaware Engineering to members of the Board. (copy with minutes of meeting)
He noted final plans should be ready the end of this week for the waste and storm water treatment.

Ms. Galgay questioned the off season use of the cabins which are presently using the leach fields. This was in regards to a concern about the rise and fall between seasonal and off seasonal usage. She noted this could probably be determined over time.

Mary Beth Bianconi of Delaware Engineering suggested the Ingalls' home and caretaker's home be hooked up to the new bunk house.

Elliot Fishman came up with another possibility to have the house and the new bunkhouse use the existing septic.

Ms. Bianconi explained there was a new technology (attached growth system) which uses chambers which would handle heavy loads. Water from the bunkhouses will go through septic tanks first. She also suggested Aquapoint. be advised of site conditions before they completed their plans.

- Mary Beth Bianconi of Delaware Engineering provided a detailed memo regarding the Camp Malka Site Plan Review to members of the Board. It was a summary of review to date. (copy with minutes) She noted the grease trap needed to be directed elsewhere. She introduced the idea of having an increase in the numbers of beds in the field so as to rotate their use. Also, there may be a core issue with a small area of possible wetlands. Storm water, a small amount, might need to go to the pond and/or water treatment. A culvert needs to be upsized from a 12 to 24.

Lighting was discussed between Mr. Fishman and Ms. Bianconi. Brian Wickes asked about glow into neighbor's homes. A 45 degree cut off would regulate light downward. Larry Cooke, Code Enforcement Officer said an old plan had specified it was a "full cut on a dark sky".

Tal Rappleyea, Town Attorney asked about possible odor. Ms. Bianconi replied it is proposed to be a all enclosed system. Noting the Camp may want to address odor at the plant. There is not a plan for additional odor control at this time.

Town of Greenville Planning Board
Special Meeting
Minutes
April 13, 2010

3

Don Teator asked if the Camp was a girl or boys camp.

Ms. Galgay said it could be used for either and that it was intended for school outings. Staff would be on one side of the road and the camp residents on the other.

Larry Cooke asked what size the underground storage tanks were and about the hydrants. He stated Codes would like to see one of the exit roads revised. Sprinkler and hydrants were discussed between Mr. Cook and Mr. Fishman.

Mr. Cooke suggested a driveway to extend to the new road for emergency vehicle access to certain portions of the property.

Mr. Cooke also asked what the plans were in case approvals for the septic were not obtained in time. He noted the Department of Health says no construction can take place when Camp is open. "Is there a 'plan B'?"

Mr. Fishman stated the sewerage plan is under 10,000 gallons. Ms. Bianconi stated DOH and DEC will be involved. She said it would probably be a 60 day wait from date plan is complete. Mr. Cooke added the actual transfer of property showed up in the assessor's office yesterday.

Ms. Galgay said the four modular homes are a priority for the staff and their families for this season. Mr. Cooke asked about the leach field. Ms. Bianconi suggested a Bio-Clear Unit, or two, for the four houses waste water. Larry Cooke stated the concern was that the water treatment could be seventy-five percent done and have to be halted when the campers came.

Ms. Galgay addressed the financial ability of the owners to complete the project. She explained the school is a well established school with 900 students. She gave the board a copy of a 3/20/10 issue of a magazine entitled Bnos Bais Yaakov of Far Rockaway. The address was Maurice Lowinger Campus, 613 Beach 9th St., Far Rockaway, N.Y. (She noted after the meeting, upon clarification requested by the secretary, that GreenvilleLand, LLC is owner, with Camp Malka as the organization utilizing the property.)

Mr. Fishman stated he had the fire chief out to the property and he found no problem with the existing and proposed driveways.

Mr. Rappleyea, asked about the legal septic issues with regard to the Ingalls residence. Ms. Galgay stated it was in the deed. Mr. Fishman said the Ingalls are responsible for getting effluent to the west side of the street to waste water.

Brian Wickes suggested one final walk of the property with The Board, Delaware Engineering and Mr. Fishman.

**Town of Greenville Planning Board
Special Meeting
Minutes
April 13, 2010**

4

Question was asked by Wendy Teller, not an abutter, but a neighbor, about the recently installed halogen light that is very large and which affects her home. This brought up questions on upkeep of the property in the past. Ms. Galgay stated the property sale was just recently completed.

Next Action- Mr. Rappleyea said there is no SEQRA yet.
Brain Wickes is to get line of sight.
Public hearing is set for April 27, 2010 and notices have been sent out.

NEW BUSINESS

-County Planning Review will be addressed in the next meeting.

REPORT FROM COUNTY PLANNING BOARD

None

Motion to Adjourn Meeting
Motion: Don Teator
Second: Orloff Bear
In Favor: 5; Opposed: 0 ; Abstain: 0

The meeting was adjourned at 9:30 PM.