

TOWN OF GREENVILLE PLANNING BOARD

October 26, 2010

Greenville Town Hall

MEETING CALLED TO ORDER AT 7:38 PM

PLEDGE

INTRODUCTIONS

Roll Call: Arnie Cavallaro/Chair, Ken Elsbree, Orloff Bear, Jr., James Barry/Alternate, Don Teator, Brian Wickes, Mr.Colwell, attorney standing in for Tal Rappleyea/Town Attorney, Helena Kosorek/Secretary

Guests: Larry Cooke, Code Enforcement Officer, Elliott Fishman and Alton MacDonald of Santo Associates, Niall Donnelly, Andrea Macko, Aharon Kaplan, Rabbi Samuel Hiller, Michael Teller, Wendy Teller, Lisa Maxwell, Stephanie Ingalls, Mary Beth Bianconi of Delaware Engineering

OLD BUSINESS

**Donnelly – Public Hearing held over from Sept. 28, 2010 – 6 lot subdivision
tax map id:50.00-1-6**

Arnie Cavallaro, Chairperson, stated one lot did not conform to the 5 acre standard. Mr. Donnelly presented new maps to represent change.

No comments from public.

Motion to close Public Hearing- Don Teator

Second: Dave Barry

Approved:5; Opposed:0

Motion carried

One lot has no proposed driveway. Mr. Donnelly seeks to use this land as a buffer.

Abutters' returned receipts submitted to board. Don Teator read short form SEQR which was already completed in file. All responses were negative.

Motion to declare a Negative Declaration: Don Teator

Second: Brian Wickes

Approved:5; Opposed:0; Abstained:0

Motion carried.

Mr. Cavallaro reviewed and signed short form SEQR and Negative Declaration.

Motion to approve Donnelly 6 lot subdivision: Brian Wickes

Second: Orloff Bear, Jr.

Approved:5; Opposed:0; Abstained:0

Motion carried.

Maps need to be stamped and picked up later.

Old Business – cont.

**Storey Public Hearing on 2 lot subdivision of 5 acre lot -Tax Map # 13.00-1-34.2
Mr. Mac Donald of Santo Associates appearing for Jerry and Dolores Storey.**

The Zoning Board approved five area variances- 2 acreage variances and 2 road frontage variances (each lot had an area and road frontage variance), and for the one lot (9A-2) one side setback variance. The Planning Board reviewed the application. Mr. Cavallaro asked if the Zoning Board had any conditions. Mr. Colwell, attorney sitting in for Greenville town attorney, stated there were no conditions.

Motion to open Public Hearing on Storey: Brian Wickes
Second: Don Teator
Approved:5; Opposed:0; Abstained:0

No comments for public.
Mr. MacDonald said he spoke to abutter(Sanborn). No objection.

Motion to close Public Hearing: Brian Wickes
Second: James Barry
Approved:5;Abstained:0
Motion carried.

Short Environmental form read by Don Teator. All responses- negative.

Motion to approve the 2 lot subdivision pending confirmation of the Zoning Board of Appeals having approved the required variances: Brian Wickes
Second: Orloff Bear, Jr.
Approved:5; Opposed:0; Abstained:0
Motion carried.

Mr. MacDonald was told maps could be signed once documentation of ZBA approval had been confirmed.

Detlefsen - sketch plan review tax map id:14.00-1-6

Al MacDonald of Santo Associates presented new Detlefsen sketch map for 2 lot subdivision. A condition from a previous meeting was lot (2) be brought up to existing law to be not less than 5 acres and have no less than 100' road frontage (on Hillcrest Rd. side). Also, a variance was granted for the other lot to not be less than 2.9 acres. It is now 3 acres. No other conditions. Check # 21921 is in file. Short environmental form has already been completed.
Mr. Mac Donald was informed of need for abutters' list for notices.

Motion to accept the subdivision application as complete and schedule the Public Hearing as November 23, 2010. : Brian Wickes
Second: Orloff Bear, Jr.
Approved:5; Opposed:0; Abstained:0
Motion carried.

Old Business- cont.

Litton gas station in Freehold

No one appeared for Litton.

Camp Malka - new preliminary site plan and addition of two properties to plan

Arnie Cavallaro provided for case record a packet from Crawford Associates and a letter from previous owners – Joyce and Franklyn Roth.

Elliott Fishman of Santo Associates presented new sketch plan and delineated wetland maps and plans to minimize impact to wetlands.

He showed 14' width for a one directional road which increased to 16'.

First story bunkhouses to house - 40 persons

Second story bunkhouses to house- 80 persons

Topographical survey done-Buildings now 50' apart and there is a 60' diameter cul-de-sac roadway, 20' wide, with 10 cabins, each with a driveway..

Waste water treatment plan is to bore under the stream to access all buildings on camp property. Will use waste water treatment plant. Plan went to DEC and Army Corps of Engineers.

Elliott Fishman passed out to the board and others present copies of "Camp Malka Population Estimation" for 2010, 2011, and 2012.

This past April when site plan was approved it was for an additional 20 people and included 5 additional bunkhouses which brought up allowable population to 482.

This site plan review has two phases:

1st phase- $48 + 110 + 20 = 178$ increase in population (new total = 660)

Mr. Fishman is requesting approval for the 660 population. After the 2011 season it will be determined what the capacity of water will be for the water treatment plant. It needs to be 27,000 or 36,000 gallons. Mr. Fishman asked for approval on phase 1 and conditionally on phase 2.

Mr. Fishman provided two more sheets-"Camp Malka Water Flow Estimation" and "Camp Malka Water Flow Estimation Full Site Build-out"

Brian Wickes asked Larry Cooke for clarification on safety of occupants and road regarding buses using emergency road on 14' or 16' wide road frontage and mentioned heavy runoff. Mr. Fishman said in conversations with Ted Nugent, Fire Marshall, they may have to put in another road. Mr. Wickes brought up delivery trucks and the safety of them backing up.

Mr. Barry asked about year round population. Mr. Fishman answered cabins may be year round but not the bunkhouses. Mr. Cavallaro said emergencies need to be considered. Brian said 20' wide was a good access. Larry Cooke stated every road has to be built to town standards.

Population on west side of road will have staff with families and senior campers. Existing synagogue is for males which is a limited population. A new synagogue will be provided for the girls on the east side. This will be an all girls' camp. There will be a crossing road for getting to

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the Dining Hall. Mr. Teller commented that children were not just dining there but going to activities.

Arnie Cavallaro asked Ms. Bianconi of Delaware Engineering about issue of safety in crossing. She said two options are a crossing signal or an overpass. Mr. Cavallaro asked if the hill on the road could be leveled. Mr. Teller suggested an underpass. Mr. Cooke had a question about the new controlled crossing guard. Mr. Teller commented that you now have 260 people passing 6 times a day to get to the dining hall.

Mr. Cavallaro asked about water utilization and draw down tests. Mr. Fishman said there are 6 wells on site. Two of five are by the dining Hall at 10 gallons per minute. They are in the process of having other 4 wells (pump tested) and monitoring other 5 wells on the property and the neighbors' property. Aqua Tec will do test coordinated with the Department of Health. Ms. Bianconi of Delaware Associates said the pumping will go on for 24 hours. They should also monitor after they stop pumping, pump test each one individually, and then data in the future can be graphed for six months. Mr. Fishman said pump tests will be done in the next few weeks. Ms. Bianconi cited 1962 as the worst year, when looking at the historical graph of record for droughts. These tests don't tell you how one pump affects another well but you need a baseline. Brian Wickes – "Are they doing a multi-well draw down?" Ms. Bianconi- "No. They may do that." Brian asked about impact on other wells. Ms. Bianconi stated the Department of Health may only permit a certain number of gallons. "This is not the end of the testing. This is the beginning." The criteria fall in the realm of camps.

Noted was that 27,000 gallons is half of what the town uses.

Ms. Bianconi said results will show in tests. They have to demonstrate adequate water and that it doesn't have an impact on neighbors.

Mr. Cavallaro asked Mr. Fishman for modification. Mr. Fishman was also asked for results of tests before the Public Hearing.

Mr. Teller asked when waste treatment plant would be started. Fishman stated before campers arrive. Mr. Teller stated sewerage was being pumped out several times by trucks.

Larry Cooke said Department of Health does not entertain the use of summer camp without operating waste water treatment.

Ms. Bianconi asked if it could be shown how they will design for the extra 9,000 gallons that DEC should know could be increased from 27,000 to 37,000 gallons. She asked why they don't ask for 36,000 gallons for a S.P.E.D.S permit. She also asked if DEC was aware of second phase as they should be informed.

Brian Wickes asked about alerting rescue squad regarding covering the camp as they have trouble covering the town now.

Ms. Bianconi from Delaware Engineering –There are two types of traffic control:
Passive- can do more signage and painting
more access controls (to crossing areas)

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Active- traffic control device- these can cause delays for traffic and pedestrians

Third option- people and traffic on two different paths –
an overpass – allows free transportation of pedestrians and traffic.

Mr. Cavallaro asked for Camp Malka input.

Rabbi Hiller is also concerned with safety. Regarding the new properties, he said perhaps we should put ten cabins on the back burner. Staff could be kept on the west side to minimize pedestrian traffic. Also, the crossing guard booth wasn't completed with electricity until the end of the season. Also, the synagogue will not be used by the girls on the other side of the road. DEC has (budget)cuts and this has impact on applications. Rabbi Hiller stated intention to go through another season without ten cabins.

Ms. Bianconi suggested another phase- a multiphased. Approved last summer - population on west was 138. Next year including new properties are proposed 166.

Brian Wickes suggested a safety review before ten cabins are added.

Mr. Colwell, attorney, stated the least number of contingencies you have on your approval, the easier it is for everyone, and as you may do the applicant a disservice by overlooking something. Applicant may want to reconsider goals.

Mr. Cavallaro asked if there was to be any infrastructure in preparation for phase two. Rabbi Hiller is willing to wait on phase two to consider safety and neighbors.

Mr. Cavallaro asked if those items were removed what would the site plan involve.

Ms. Bianconi stated if you mention a future plan it has to be considered today. Mr. Fishman said the board would be shown phase one through three and only ask for approval of phase one.

Ms. Bianconi stated paperwork has to be provided to board ten days before the Public Hearing and be delivered to the Town Hall. As soon as quality tests are available, they should be made available to the Town.

Mr. Cavallaro asked about funneling two side walks into one.

Rabbi Hiller suggested walk way to and from the new property be separated by a fence and the placement of a foot bridge on the private property.

Mr. Cavallaro- Motion to accept site plan as per lengthy discussion, and amendments given orally to be on file by November 5, 2010, contingent upon submissions being in by Friday November 5, 2010 and draw down data by November 12, 2010.

Motion to accept site plan as per lengthy discussion, and amendments given orally to be on file by November 5, 2010, contingent upon submissions being in by Friday November 5, 2010 and draw down data by November 12, 2010: Brian Wickes

Second- Orloff Bear, Jr.

Approved -5; Opposed-0; Abstained-0.

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Mr. Cavallaro stated a new abutters list was needed.

Motion for Public Hearing on November 23, 2010 on Camp Malka at 7:30 p.m. -Brian Wickes

Second: James Barry

All in favor-5; Opposed-0; Abstained-0.

Mr. Cavallaro: Motion to accept August 24, 2010 minutes as amended:

First: Don Teator

Second: James Barry

Approved-5; Opposed-0; Abstained-0.

Motion to accept September 28, 2010 minutes as amended:

First: James Barry

Second: Orloff Bear, Jr.

Approved:5; Opposed:0; Abstained:0.

Motion to adjourn:

First: Brian Wickes

Second: James Barry

Approved:5; Opposed:0; Abstained:0.

Meeting adjourned 9:42 PM

Next meeting November 23, 2010 7:30 PM