

Town of Greenville Planning Board

PO Box 38

Greenville, NY 12083

March 27, 2012

Minutes

7:28 pm Meeting in progress

Attendees: Arnie Cavallaro, Brian Wickes, Orloff Bear, Don Teator and Ken Elsbree

Guests: Al McDonald from Santos Associates, Sandi and Kevin Pecore, Ken Bell

Jens and Marilyn Lobb own property across the street from their residence on West Road since they purchased it in 1977. Mr. Lobb wants fee title for his existing septic system on 1 acre across the street. The approximate road frontage of lands belonging to Charles Capobianco is 800 feet and after the lot line is altered it will be approximately 600 feet.

No complications to abutting neighbors.

Motion to waive a public hearing made by Brian Wickes

Motion was seconded by Ken Elsbree.

5 in favor

0 opposed

Simple lot line move.

Motion to approve lot line made by Ken Elsbree.

Motion seconded by Orloff Bear.

5 in favor

0 opposed

Twisted Ladies Ice Cream – Change of Use Application by Sandi & Kevin Pecore

Diner with Breakfast-Lunch-Dinner

They plan to put in a parking lot and driveway on S.R. 32

Parking Spot to be 60 X 56, they intend to remove existing garage, 3 trees in front of location.

Mr. Ken Bell spoke with the D.O.T. – rep. Steve Shephard regarding setbacks etc.

They know they must work with an engineer according to Town and State Laws.

No changes are planned to be made to the exterior siding, they intend to add a small deck, wrap-around which would require a public hearing and building permit. The deck requires a “certificate of appropriateness.”

The property has approximately 150 of road frontage.

Mr. & Mrs. Pecore definitely intend to install handicapped access to the store.

Arnie Cavallaro stated that the parking areas go hand in hand with seating, 1 spot per 2 persons. The parking area is to include employee parking and ingress and egress variance.

A variance for the deck will be necessary if it is to be on the front of store (west side). The south and east side should not be a problem.

There is an existing septic located on the south west corner of the lot.

D.O.H. to come and inspect the septic after all the matters have been attended to.

Brian Wickes suggests that Mr. & Mrs. Pecore go ahead and do a dye test.

Discussion regarding which form will be required for environmental impact.

Preliminary Site Plan Review – PB will need plans and drawings for parking detail.

The north ↑ direction> to be included in the drawing with specifications.

Seating is to be for 20 + persons. There is to be 8 seats at the counter, with no more than 30 persons in total.

This location has a buffer of 8 feet between Virginia Mangold R.E. Agency on south side.

April 24th Tuesday next PB meeting.

This is a tight lot. SEQRA – consider land and garage by cemetery separate lot – separate list.

Speak with the Cemetery Association – relieve the culvert issues that presently cause flooding of lot. Mr. & Mrs. Pecore to contact Curt Cunningham – concerning this matter.

Don Teator – If we think water is a big issue, they are aware of the flooding issues.

Accept initial review.

Site Plan Review – April 24 7:30 pm pending – detailed parking – road frontage/ side lot set-backs. (Pegs on side and the rear from 1942 as markers)

Create a list of questions from the board from Sandi & Kevin.

Is the building septic system within 100 ft. of stream?

Is there any historical impact?

PB will want:

1. A detailed sketch of parking areas to include; road frontage, side lot and set backs
2. Entrance and exit
3. Septic – dye test existing discharge (note: a wrap-around driveway can over the septic as long as it is a good leach field) should be 300 feet from intersection, #237 review by Greene County
4. DOT findings and recommendations

PB to County review #237 and County to PB review #237

5. Set-backs variance, multiple change of use, especially if a wrap-around deck to be built.
6. SEQRA – short form vs. long form. Ask town attorney, Tal Rappleyea.
7. Anything else appropriate from the checklist to apply to site plan review. Checklist for Site Plan and Short Form SEQRA forms provided to Mr. & Mrs. Pecore.
8. Historical checklist. The deed has been presented for the application process.
9. Pedestrian and traffic concerns, high flow of traffic on Rt. 32 north is 6,900 a.a.d.t.
(average annual daily traffic)
10. Tal to be present

Motion to accept minutes from February 28, 2012 by Brian Wickes

Seconded by Ken Elsbree

3 in favor

1 abstain

Comments:

Motion to close the meeting by Ken Elsbree,

Seconded by Brian Wickes

4 in favor

0 opposed

8:47 pm

