

Town of Greenville Planning Board

Town Hall, Pioneer Building

PO Box 38

Greenville, NY 12083

June 26, 2012

Minutes

Attendees:

Arnie Cavallaro, Brian Wickes, Orloff Bear, Don Teator, and Tal Rappleyea, town attorney

Guests: Orrin Stevens and Tracey Boomhower (R.E. Broker of Four Star Realty Group)

Pledge of allegiance 7:30 pm

Estate of John Jensis

Introduction of Tracey Boomhower, realtor representing the Estate of John Jensis

Ms. Boomhower stated that presently the Jensis Estate has a 1.292 acre lot with a residence, Tax Map Parcel ID 13.00-2-8.2 which has been described within the deed and taxed based on this description for the last 25 years. It is on file with Greene County Real Property office as a 1.292 parcel. At one time there was a survey of 2 acres done, but that deed has never been filed, thus making the survey null. The survey map filed with Greene County is for approximately 39 acres and has a stipulation that a survey is required and must be presented to the Planning Board before sale. The Estate of Jack Jensis is asking the Planning Board to waive the prior condition of approval.

Mr. Rappleyea affirms that this be done by the board.

Ms. Boomhower stated that on July 7, 1986 Mr. Jensis had 40.802 acres surveyed a parcel containing 1.292 acres and split it off the original parcel with the permission of the Planning Board back in 1989. The Planning Board approved the 1.292 lot with the stipulation that a survey would be required of the other parcel prior to sale.

Motion made by: Brian Wickes

To modify the condition that the remaining parcels of 39.508 acres not need to be surveyed, thus relieving the applicant of the further expense. None of the lines are in dispute and nothing has essentially changed.

Seconded by: Orloff Bear

Discussion:

Don Teator raised the question that this was not based on the current zoning.

Brian Wickes stated that, "it is not feasible to require the survey cost and time to be done. The original deed has all the necessary dimensions."

Tracey Boomhower stated that, "the Jensis Estate does not have the money to do a survey and could end up in foreclosure."

Brian Wickes stated that, "the deed contains measurements that the present owner never disputed their own lot size."

Don Teator stated that,"the precedent of foregoing a survey because of financial difficulty is not one we should start."

Tal Rappleyea stated that," typically the Board would not allow for a survey to be required. The current boundaries are remaining and there is no logical reason to require a survey to be done. There are no boundaries in dispute. Jensis and Jensis are the bordering lots. If a subdivision were to occur later in time, then a survey would be necessary."

All in favor: 4

Opposed: 0

Motion carried to waive the Jensis Estate from surveying 39.508 acres.

Motion made to waive the condition of Park Fees By: Brian Wickes

This is based on the condition that the Town of Greenville has an ordinance that Park Fees are not applicable to a two lot Subdivision.

Seconded: Orloff Bear

All in favor: 4

Opposed: 0

Motion carried to waive the condition of Park Fees.

As to what the Title Company would require, it was decided that the *Motion to waive a survey of the entire parcel & payment park fees* within the minutes would be sufficient for the Realtor, Ms. Tracey Boomhower and Nancy Hilscher the attorney representing the Jensis Estate. They can contact Planning Board secretary for the minutes.

Mr. Orrin Stevens Altered Lot Line Application

12.04-2-25.consisting of 14.84 acres is the larger parcel and 24.02-3-2 consisting of 3.20 acres, is the smaller parcel

Mr. Stevens presented the Planning Board with a survey map showing a previous land divisions owned by his family.

His lot line adjustment would change parcel # 24.02-3-2. containing 3.2 acres into approximately 8.0 acres and parcel # 12.04-2-25. from 14.84 to 9.0 acres. The map indicates that there is a road in between these parcels.

Mr. Rappleyea said a surveyor can generate a new map.

An abutters list would have to be provided to Mr. Stevens to proceed with a public hearing.

He would have to send letters out via certified USPS mail to neighboring properties.

Planning Board reviewed page 23 of the Town of Greenville Subdivision Ordinance.

2 Part Motion made by:Brian Wickes

Part I: This application is for an Altered Lot Line based on the subdivision law on pg. 23.

Part II: We acknowledge that a Public Hearing is not required but that the applicant must meet the conditions of an altered lot line.

Seconded by Don Teator

All in Favor: 4
Opposed: 0
Motion carried

Motion by Brian Wickes to proceed with altered lot line application and waive a public hearing.
Seconded by Orloff (Bud) Bear

All in Favor: 4
Opposed: 0
Motion carried

Tal Rappleyea to e-mail necessary documents and requirements for Mr. Stevens to proceed.

7:30 p.m. the 5th Tuesday in the month of July 2012 Agenda to include survey maps and deeds for the Stevens and Crane properties. The Chairman and Town Attorney can review the survey maps and deeds submitted by Mr. Stevens prior to our next meeting. Mr. Stevens can have his surveyor e-mail a pdf (printable document file) to Mr. Rappleyea and any other pertinent documentation to further the alter lot line process along.

Mr. Niall Donnelly Big Woods Road, Lot Line Adjustment Application

Mr. Donnelly is asking for lot line adjustment for tax map parcel identification numbers: 50.00-1-46. and 50.00-1-47. be adjusted from 23 total acres.

The largest parcel to consist of 13.0 acres and the smallest parcel to consist of 10.0 acres.

Mr. Donnelly presented the board with a survey map prepared by Santos Associates dated 9/06/2010 for lots #2 and# 3

Motion made by: Brian Wickes to proceed with altered lot line application and to waive a public hearing.

Seconded: by Orloff (Bud) Bear

All in Favor: 4

Opposed: 0

Motion carried

Mr. Niall Donnelly Big Woods Road, Subdivision Application

Tax Map Id. # 50.-1-45 containing 9.24 acres into 2 parcels. The largest parcel would consist of 5.2 acres and the smallest parcel would consist of 4 acres.

Mr. Donnelly presented the board with a survey map prepared by Santos Associates dated 9/06/2010 for lot #1, also known as Tax Map Parcel 50.-1-45.

This is a 2 lot subdivision. The Board reviewed the ordinance book and minor subdivisions consist of 3 to 10 lots and major subdivisions are for 11 or more lots.

Abutters list to be provided to Mr. Donnelly for 50-1-45 before proceeding.

Motion was made by Brian Wickes to proceed with application and waive a public hearing for minor subdivision.

Seconded by Orloff Bear

All in Favor: 4

Opposed: 0

Motion carried

Due to conflicting schedules with Town Attorney, the Planning Board will meet on the 5th Tuesday in July of 2012 to accommodate monthly meeting.

Mr. Donnelly to appear before the board on Tuesday, July 31, 2012 at 7:30 pm with a survey map showing altered lot line included in subdivision.
Abutters list to be provided.

Discussion:

Town Building Code Enforcement Officer, Bill Silk informed PB that Mr. Aaron Kaplan of Camp Malka was not able to appear before the board on June 26 as he needed time to prepare for the letter he received for non-compliance of building and code laws.

PB secretary to contact Mr. Kaplan of Camp Malka, located at 150 Ingalside Rd. regarding meeting date and time for Planning Board.

Motion to close by Brian Wickes

Seconded: by Don Teator

All in favor: 4

Opposed: 0