

Town of Greenville Planning Board

Town Hall, Pioneer Building

PO Box 38

Greenville, NY 12083

September 25, 2012

Minutes

Attendees: Brian Wickes, Orloff Bear, Mark Wilcox, Tal Rapplelea, Lise VanderPyle

Guests: Mr. Paul Leminille, Mrs. Margaret Donohue, Mr. Niall Donnelly,
Mr. & Mr. Georgo poulos, Mr. Adrian Lewis, Ms. Sarah Marcello, Ms. Jenae Aloisi and
Ms. Emma Hvizdak

7:32 Pledge of Allegiance

Motion to open Public Hearing by Mark Wilcox

Seconded by Orloff Bear

All in favor: 3

Opposed: 0

Motion Carried

Tax Map Parcel 13.00-2-17.1 would consist of three 2 acre lots on Newry Rd.

Mark Wilcox asked how deep the proposed drainage ditch is.

Mr. Georgopoulos stated it will be approximately 2 feet deep.

This parcel is non-conforming to present zoning in regards to area and width.

A Variance has already been granted by the ZBA on July 31, 2012.

Mr. Paul Leminille lives behind Mr. Georgopoulos' property. He asked, "Will this affect my source of water from the aquifer?" In regards to, "water run-off, is the drainage ditch for the property adequate?"

Brian Wickes stated, "The Dept. of Health stipulates that the septic must be 100 feet away from any wells. If he digs a well and hits a vein, this may or may not affect you.

Mark Wilcox asked, "How far from the lot line are you?"

Mr. Leminille has a large pond on his property. His property sits higher than Mr. & Mrs. Georgopoulos off the rear side.

Arnie Cavallaro arrived at 7:35 pm.

Brian Wickes stated: "I don't see well water being an issue. My own well gets between 50 and 60 gallons per minute. "

Margaret Donohue lives ½ mile from the property. She stated her concern, "The house has been vacant for a while. I feel the 3 houses are for a selling point of view".

Brian Wickes reminded the audience that this was a very specific request for this variance. There are presently 10, 15 and 20 acre lots in the area. Zoning laws are very general. The Zoning Board of Appeals makes the determination.

Mark Wilcox stated that he was on the Zoning Board when the zoning laws were being drawn up. Mr. Wilcox was fighting for 2 acre lots back in 2000; he did not win his case at that time.

Mrs. Donohue asked, "Will this help the tax base?"

Brian Wickes, stated, "Yes, it will."

Motion to close the Public Hearing by Mark Wilcox
Seconded by Brian Wickes
All in favor: 4
Opposed: 0
Motion Carried

Motion to Approve and Accept Subdivision Application by Mark Wilcox
Seconded by Orloff Bear
All in favor: 4
Opposed: 0
Motion Carried

Mr. Niall Donnelly, application for a Lot Line Adjustment. (June 26, 2012)
Planning Board Case Number 2012 - 8
Mr. Donnelly is to e-mail and fax to Tal Rappleyea.
Approval is contingent upon review of deed description.

Secretary of Planning Board is to provide minutes of meeting to applicants.

Mark Wilcox made a motion to accept the Lot Line Adjustment contingent upon approval of the deed description by Tal Rappleyea.
Seconded by Brian Wickes
All in favor: 4
Opposed: 0
Motion Carried

Students were invited to approach the Planning Board. They were encouraged to review the survey maps provided by Mr. Donnelly and ask questions.

Resolution for a Moratorium on Hydrofracking, Tal is to send an e-mail and copy of Germantown's Moratorium.

The ZBA to hold Public Hearing on behalf of Mr. Donnelly's application for a variance for his property on County Route 26. He has been given the necessary abutter's list and is to send out at least 10 days prior certified mail through the USPS.

The students asked questions regarding property lines, setbacks and what exactly is hydrofracking.

Mr. Wilcox explained that in Pennsylvania milk production is down by 37% due to hydrofracking interfering with the dairy industry.

Traffic can be up to 200 trucks coming in and out of a hydrofracking site.

Hydrofracking has been done now for approximately 30 years.

Arnie Cavallaro asked Mr. Rappleyea if applications have been filed in Columbia County.

“This is a false rumor”, stated Mr. Rappleyea.

Gov. Cuomo is in favor of hydrofracking but is waiting on recommendations from the Dept. of Environmental Conservation.

Brian Wickes stated, “This has been on the agenda for 3 months in a row. A resolution should be brought to the attention of the Town Board for a moratorium on hydrofracking in the Town of Greenville. They are the only Board who can make such a motion.”

A motion to prepare a resolution by Mr. Rappleyea and for Mr. Rappleyea to present to the Town Board on behalf of the PB by Brian Wickes

Seconded by Mark Wilcox

All in favor: 4

Opposed: 0

Motion carried

The Planning Board reviewed of the minutes from August 28, 2012.

No motions were made to accept the minutes.

Brian Wickes has a map of his property he would like to present to the board.

In 2003 he subdivided land to sell to Mr. Abrams and gave land to his sister-in-law.

The Town Board forced him to do a parcel merge. Mr. Wickes paid a \$2,400.00 Park Fee. (5.5 acres was 10% of 55 acres for a Minor Subdivision in 2003.)

Mr. Wickes pointed out that there is 12 feet out to State Route 32 and also 9 foot “right of way” by the Jacob & Owens Restaurant. This land has not been subdivided. Mr. Wickes wants to do a 2 Lot Subdivision.

Mark Wilcox noted, “There is adequate frontage for ingress and egress”.

Motion to waive the 2 Lot simple subdivision by Mark Wilcox

Seconded by Orloff Bear

All in favor: 3

Mr. Wickes abstained

Opposed: 0

Motion carried.

Discussion:

The Buddhist Temple owned by Yeshe Nying Po., Inc. which is located on S.R. 81 West just past Ida Smith Rd. (formerly the Breezy Knoll Resort)

They own 3 lots of land and are thinking of putting up 21 cabins.

Brian Wickes questioned the criteria for multiple dwellings – living quarters.
Tax Map Parcels involved are: 24.00 -1-2, 24.00-1-3 and 24.00-1-4 which lay in
The Rural Residential Zone. This is a resort/camp, similar to Camp Malka.
Andrea from Yeshe Nying Po., Inc. may come next month to do a preliminary site review with
the Planning Board.

Motion to adjourn the meeting by Brian Wickes

Seconded by Mark Wilcox

All in favor: 4

Opposed: 0

Motion carried

8:45 pm

Draft