

# Town of Greenville Planning Board

PO Box 38

Greenville, NY 12083

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October 23, 2012

## Minutes

**Guest:** Mr. Niall Donnelly

**Attendees:**

Don Teator, Bud Bear, Arnie Cavallaro, Brian Wickes, Ken Elsbree, Tal Rappleyea and Lise Vander Pyle

### **Pledge of Allegiance 7:29 pm**

Don Teator to review August minutes.

Tal Rappleyea reviewed Jay Goodman's deed description for Lot Line Adjustment. It is fine. The Planning Board is fine to go ahead with an approval.

Motion made by Brian Wickes that after the review of the deed description by Tal Rappleyea, the application for a Lot Line Adjustment by Mr. Jay Goodman, we as a board accepts the application, have the Chairman stamp and sign the map this evening.  
2<sup>nd</sup> by Ken Elsbree, All in favor: 5, Opposed: 0, Motion carried

Motion was made to accept the August minutes by Don Teator.  
2<sup>nd</sup> by Brian Wickes, All in favor, 0 Opposed, Motion carried.

Motion to Accept Sept. 25 Minutes by Brian Wickes  
2<sup>nd</sup> by Arnie Cavallaro  
3 in favor  
2 abstained  
Motion carried.

Mr. Niall Donnelly presented a site plan for a parcel of land located on County Route 26. Until Mr. Donnelly has a buyer for lot #2, he has already obtained a permit to remove and demolish the rear section of the Rainbow Lodge Bar and an attached lean to. He is keeping the front end of the building intact. This consists of the dance floor and rest rooms. He is anticipating selling this property to a potential internet business.

The motel located on lot #1 has two 2 bedroom units on each end and the center 2 story unit for a total of 5 units for seasonal use. Mr. Donnelly intends to rent the 4 outer units and keep the center unit for personal use.

Don Teator questioned if the lodge would be a change of use. It is not. The board confirmed it is a permitted use in the zone. 3 years would have had to elapse for a change of use to apply in this situation. No need for the potential buyer of lot # 1 to apply for a change of use.

Ken Elsbree stated that the proposed business would have less of an impact on traffic, less units, less cars.

Mr. Donnelly stated that he is removing 5 bathrooms from the motel unit.

Motion made by Brian Wickes to set a Public Hearing on this matter.

2<sup>nd</sup> by Ken Elsbree

All in favor: 5

Opposed: 0

Motion carried

The secretary is to put a Public Notice in the local newspapers for Public Hearing to be held at the next Planning board meeting which will be November 27<sup>th</sup> at 7:30 pm.

Arnie Cavallaro stated the next item on the agenda is Mr. Brian Wickes.

Mr. Wickes brought forth a survey of his property located on Route 32 and Wickes Lane.

Mr. Wickes stated, "Originally a 3.0 acre lot was amongst 50 acres. In 1983 I gave some land away. The Town of Greenville demanded 3.3 acres back in 2003 and square it up to Rt. 32 to Mulligan's border. I own 12 feet back to 32 and there is a 9 foot right of way by Jacob & Owen's Restaurant."

Motion made by Bud Bear to Approve a 2 Lot Subdivision as drawn on the map.

2<sup>nd</sup> by Don Teator

All in favor: 4

Opposed: 0

Brian Wickes recused himself

Motion carried

### **Discussion:**

BDD page 26 of the Zoning Law Book; is a Business Development District which must have a minimum of 10 contiguous acres.

PUD page 15 of the Zoning Law Book; is a Planned Unit Development and also requires a minimum of 10 contiguous acres in the Hamlet Residential Districts and shall be 35 contiguous acres of land in the Low Density Residential Districts.

Motion to adjourn by Don Teator

2<sup>nd</sup> by Brian Wickes

All in favor: 5 0 Opposed

Motion carried.

8:15 pm

