

# Town of Greenville Planning Board

PO Box 38  
Greenville, NY 12083

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November 27, 2012

## Minutes

**Guests:** Sarah Parks, Aleta Sinclair, Virginia Mangold, Niall Donnelly, Andrea Macko

**Attendees:** Brian Wickes, Mark Wilcox, Bud Bear, Don Teator, Ken Elsbree,  
Tal Rappleyea, Lise VanderPyle

**7:30 pm** Pledge of Allegiance

Motion to Open Public Hearing by Mark Wilcox  
2<sup>nd</sup> by Don Teator

All in favor: 5

Opposed: 0

Motion carried

Mr. Donnelly asked how long he has to file a stamped survey map from the Planning Board with the County Clerk's office. He was informed by Tal that 30 days was the time limit.

Mr. Donnelly would like to split his parcel consisting of 3.267 acres on C.R. 26 in half.

Lot 1 has the restaurant with an existing well and septic system. The restaurant will have the bar and lean to removed and demolished, with the front end of the building to remain intact.

Mr. Donnelly has a prospective buyer interested in Lot 1.

Lot 2 has the motel unit with a septic system. The motel will be converted into 5 units. Two units on each side and the center 2 story unit will be Mr. Donnelly's residence.

The Planning Board will have a stipulation to put a well on the motel side of the property, Lot 2.

Mr. Donnelly intends to put in a well on Lot 2 near the gravel driveway.

The perspective buyer wants to have a home based business and parking will not be an issue.

The motel unit already has a new parking lot in front.

Mr. Donnelly intends to put in a fence from the corner of the property along C.R. 26.

7:35 pm Arnie Cavallaro arrived.

Motion to close the public hearing by Don Teator  
2<sup>nd</sup> by Ken Elsbree  
All in favor: 6  
Opposed: 0  
Motion carried.

Mark Wilcox asked, "Does it have two separate septic systems?"

Niall Donnelly answered, "Yes, one on the motel side and the other behind the restaurant near the flag stones as indicated on the map. There is also a well on the restaurant side."

Stipulation to be that a well is to be drilled on Lot 2 and a separate driveway to be installed for the motel.

Arnie Cavallaro reiterated that the bar is being removed and the lean to on the rear of the restaurant.

SEQRA was completed by Don Teator  
Arnie Cavallaro signed it.

A motion to accept SEQRA Review with negative declaration was made by Mark Wilcox.  
2<sup>nd</sup> by Bud Bear  
All in favor: 6  
Opposed: 0  
Motion carried

Brian Wickes made a motion to accept and approve the subdivision with the stipulation that a well be drilled and a driveway installed before the Chairman stamps and signs the map.  
2<sup>nd</sup> by Ken Elsbree  
All in favor: 6  
Opposed: 0  
Motion carried.

Andrea from Yeshe Nying Po, Inc. cancelled. She did not receive permission to represent Mr. Michael Fitzgerald before the PB. Mr. Fitzgerald was unable to attend this evening. PB secretary to send e-mail to Mr. Michael Fitzgerald that the next Planning Board meeting is scheduled for Dec. 18, 2012 at 7:30 pm and he is on the agenda.

Filardi Subdivision application, applicants are Dominick and Luigia Filardi.  
Tax Map Parcel Id. #: 52.00-1-24.2

Ms. Sarah Parks from Kaaterskill Engineering has written authorization to act as their representative in this matter. Presently, there is a 4.65 acre parcel and the applicants would like to make a 2 lot Subdivision.

This property was previously subdivided in 2004. The new lot, lot #3 has no driveway designated. These parcels are located on the north side of County Route 67. Parcel # 3, a vacant lot is to be directly across the street from Bauer Junior Rd., Cairo, NY 12413. Parcel # 2 has a manufactured residence and detached garage on it.

Mark Wilcox asked, "Are all 3 lots owned by the same people?" No, the Filardi's own where the proposed subdivision is for lots # 2 & 3. Sarah Stetkewicz owns lot #1 which has 25 feet of frontage and a right of way on lot #2 to get to her residence.

Don Teator stated his concern regarding line of sight in regards to the location of the property. This was an issue in 2004 with the previous Filardi subdivision.

The planning board recommends the applicant check with the Greene County Highway Dept.

Brian Wickes stated that subdivision should be conditional on the sight standards from the Cty. Hwy. Dept. as a traffic safety factor and the PB will have to file a 239 with the County Planning Dept.

SEQRA completed by Don Teator. Arnie Cavallaro signed SEQRA.

A motion for a Negative Declaration on the SEQRA was made by Ken Elsbree.

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

All in Favor: 5

Opposed: 0

Motion carried.

A motion was made to waive a public hearing; on the condition the Cty. Hwy. Dept. makes a line of sight review and the Cty. Planning Dept. grants a curb cut from the 239 Review being filed by PB secretary a.s.a.p. was made by Brian Wickes.

2<sup>nd</sup> by Bud Bear

All in favor: 5

Opposed: 0

Abstained: 1

Sarah Parks is scheduled to return before the Planning Board on Dec. 18 at 7:30 pm

Discussion: General commercial and hamlet residential zoning districts.

A motion if unanimous decision, by the Planning Board, that we have Tal Rappleyea to draft a letter to the Town Board. The letter would recommend to extend the General Commercial zone to include tax map parcel id #: 12.04 -4-29 and to also state that the Planning Board would like to have multi-dwelling added as a permitted use in the GC district was made by Brian Wickes.

2<sup>nd</sup> by Mark Wilcox

Chairman Arnie Cavallaro wants all votes counted under comments.

Comments:

Brian Wickes, Aye

Mark Wilcox, Aye

Bud Bear, Aye

Don Teator, Aye

Ken Elsbree, Aye

Arnie Cavallaro, Aye

All in favor: 6

Opposed: 0

Abstained: 0

Motion passed, motion carried.

Review of Oct. 23 minutes, 2 corrections. Bud Bear noted that on page 2, second paragraph to say, "made", not mad. Mr. Bear has requested to be referred to as either Bud or Orloff and for the secretary to continue with one name choice throughout the minutes.

Motion to accept the minutes with corrections was made by Mark Wilcox.

2<sup>nd</sup> by Bud Bear

All if favor: 6

Opposed: 0

Motion Carried

Motion to adjourn the meeting was made by Don Teator.

2<sup>nd</sup> by Bud Bear

All in favor: 6

Opposed: 0

Motion carried

8:45 pm

Draft