

Town of Greenville Planning Board

PO Box 38
Greenville, NY 12083

August 26, 2014

Minutes

Attendees: Bud Bear, Arnie Cavallaro, Ken Elsbree, and Mary Carney.

Guests: Paul Macko (Town Supervisor); Jackie Park (Town Clerk); Mark Overbaugh (Code Enforcement Officer); Tal Rappleyea (Town Attorney) and Joseph Giacone; Niall Donnelly; Susan & Lin Mourning; Nicole & Tom Ambrosio; Linda & Alfred DeFrancesco; Shannon Rutherford (representing Greenville Associates); and Audrey Matott (Daily Mail).

6:45 pm Pledge of Allegiance

Joseph Giacone – Site Plan Review, Hill Street (Tax Map # 24.02-4-30)

Mr. Giacone summarized his site plan review application for his property at 21 Hill Street. The parcel is approximately 51 acres and is zoned as hamlet residential. Mr. Giacone plans to construct a 5,000 sq. ft. pole barn on the property. The dimensions of the pole barn will be 50ft by 100ft, and at its peak the building will be 20ft high, and will have doors on both ends of the building. The barn would be used for personal storage.

Motion to open Public Hearing by Ken Elsbree.

Seconded by Bud Bear, All in favor: 3, Opposed: 0, Motion Carried.

Arnie Cavallaro asked if there were any questions or concerns from the public; none were offered.

Motion to close the Public Hearing by Ken Elsbree.

Seconded by Bud Bear, All in favor: 3, Opposed: 0, Motion Carried.

Board Members reviewed the general considerations outlined in the Zoning Law. The Board then reviewed the State Environmental Quality Review Assessment Form (SEQRA) and answered the questions. The SEQRA form was completed by Bud Bear and signed by Arnie Cavallaro.

Motion to accept the SEQRA Review with negative declaration made by Ken Elsbree.

Seconded by Bud Bear, All in favor: 3, Opposed: 0, Motion Carried.

Motion made by Ken Elsbree to accept and approve the site plan review application for the pole barn at 21 Hill Street (Tax Map # 24.02-4-30).

2nd by Bud Bear, All in favor: 3, Opposed: 0, Motion carried

Niall Donnelly & Michael Fabian – Altered Lot Line, Big Woods/Weed Road (Tax Map #50.00-1-51 & 50.00-1-45.1)

Mr. Donnelly summarized his proposed altered lot line plan for his property located on Weed Road and Michael Fabian's property located on Big Woods Road. The Fabian property (50.00-1-45.1) is currently 6.1 acres and the Donnelly property (50.00-1-51) is currently 12.3 acres. The properties are in two

zoning areas, low density residential and rural residential. The altered lot line would result in the Fabians acquiring 7 acres of land. As such, the Donnelly lot would decrease to approximately 5.3 acres and the Fabian lot would increase to 13 acres. The Public Hearing was waived at the July 22, 2014 Planning Board meeting.

Board Members reviewed application and determined that there were no major concerns. The Board Members then reviewed the State Environmental Quality Review Assessment Form (SEQRA) and answered the questions. The SEQRA form was completed by Bud Bear and signed by Arnie Cavallaro.

*Motion to accept the SEQRA Review with negative declaration made by Ken Elsbree.
Seconded by Bud Bear, All in favor: 3, Opposed: 0, Motion Carried.*

*Motion to accept and approve the altered lot line made by Bud Bear.
Seconded by Ken Elsbree, All in favor: 3, Opposed: 0, Motion carried.*

Niall Donnelly – Change of Use: Three Family Residence 3807 CR 26 (Tax Map #25.00-1-2.2)

Mr. Donnelly summarized his proposed plans for his property located at 3807 CR 26 (Tax Map #25.00-1-2). The property is 1.631 acres and is zoned as Low Density Residential. Mr. Donnelly has already renovated a portion of the motel unit into an apartment. He hopes to continue the renovations and create two additional apartments. In total the building would consist of three apartments, therefore it would be considered a multi-family residence.

Board members preliminarily reviewed the project.

Tal Rappleyea noted that the project would require a Site Plan Review and a Special Use Permit, as multi-family residences are considered a special use in the LR zoning district. As part of the aforementioned applications a SEQRA and sketch plan will be needed.

Thomas & Nicole Ambrosio – Subdivision: Tax Map #38.00-6-13

Mr. & Mrs. Ambrosio summarized their proposed plans for a subdivision at the property located on King Hill Earlton Road (Tax Map #38.00-6-13). The property is 77 acres and is zoned as Rural Residential. They plan to create one new lot, which would be at least five acres. The new lot would be accessed by a right of way that is noted in their current deed.

Tal Rappleyea noted that although the right-of-way in referenced in the deed, the complete information about the right-of-way is recorded in a separate deed (Book 436 of Deeds page 742). Before they proceed, they should get the exact information on the right-of-way.

Board members conducted a preliminarily review of the project and found no major concerns.

DeFrancesco – Site Plan Review: Butcher Shop – 11000 State Route 32 (Tax Map #24.02-4-27)

Mr. DeFrancesco presented his application for a butcher shop in the building located at 11000 State Route 32 (Tax Map #24.02-4-27). The property, owned by Edwin Brockett, was a Sunoco Station in the past and is zoned as Hamlet Residential. Mr. DeFrancesco plans to paint the office and put up sanitary board; aside from that there is no significant construction. The shop will be approximately 490 square feet.

Mark Overbaugh explained that the Building Department determined that the business is a service establishment.

Tal Rappleyea noted that the project would require a Site Plan Review and a Special Use Permit, as service establishments are considered a special use in the HR zoning district.

Motion to set a Public Hearing on September 23, 2014 at 6:30pm for Site Plan Review and a Special Use Permit for the Butcher Shop at 11000 State Route 32 made by Ken Elsbree.

Seconded by Bud Bear, All in favor: 3, Opposed: 0, Motion Carried.

Bryant's (Tops) Shopping Center Project: Tax Map #12.02-1-2.1 & 12.02-1-2.2

Shannon Rutherford, Director of Land Development at Vanasse Hangen Brustlin, explained that she was representing Greenville Center Associates, LLC in the matter of their proposed plan to construct a Mavis Tire Center in the Tops Shopping Plaza. In anticipation of this meeting they have prepared Site Plan Review and Special Use Permit applications. In addition, they have submitted a parcel combination request to the County to combine lots 12.02-1-2.1 and 12.02-1-2.2. The County has informed them that before they can consolidate the lots they will need to complete an abandonment of the subdivision, which they will do as soon as possible.

The project would involve the demolition of the house on lot 12.02-1-2.2 as well as the office space at the end of the plaza (currently the Coldwell Banker Office). The Mavis will be constructed and face Route 32. The Mavis will be 6770 sq. ft. and will have eight service bays. Fourteen new parking spaces will be created. Parking is not an issue as the plaza already exceeds the minimum requirements for parking. The current plans are zoning compliant in relation to setbacks. A new driveway to the Mavis will be created by converting the old residential driveway on Route 32 into a commercial driveway. Through traffic will be permitted from the plaza to the new driveway.

Tal Rappleyea noted that they may want to consider making the traffic pattern a one-way to avoid having people use it as an exit from the plaza.

Paul Macko added that they may want to add sidewalks to the plans, as the Town is trying to extend the sidewalks throughout the main hamlet.

Ms. Rutherford explained that they have had preliminary discussions with the Town Engineer regarding their drainage plans. They plan to add new catch basins and tie into the existing catch basin, in addition to adding a water quality unit. The Town Engineer conveyed that the size of the pond should be more than sufficient to accommodate the increased drainage. Therefore, there does not appear to be any site specific reasons why additional storm water detention is needed.

Paul Macko added that there are no major concerns regarding the sewer plant or major increases in wastewater.

Ms. Rutherford explained that the services provided would include tire services, oil changes, and general mechanical services.

Tal Rappleyea inquired about the drainage system, noting that certain substances cannot be put into the drainage system. Such substances would need to be addressed internally (i.e., an internal grease trap).

Ms. Rutherford reviewed the provisions for the dumpsters and used tires, noting that the used tires would be removed on a regular basis. She added that there will be new loading docks added to the back of two of the existing plaza businesses nearest the Mavis. Anticipated traffic for the Mavis will be as follows: 19 weekday morning peak and 24 weekday evening peak. Tal Rappleyea noted that the traffic may increase due to the new loading docks in the back of the plaza. These numbers will need to be added to the traffic estimates.

The Board discussed the location of the dumpster and recommended a buffer to minimize the impact of the dumpster on the abutting neighbor. Additional trees near the dumpster were suggested.

Paul Macko suggested that an escrow account be established to cover the Town's additional engineering and attorney costs in the amount of \$2,500.

Ms. Rutherford explained that there are existing electrical lines running on the north edge of the property and they would be adding more poles. Arnie Cavallaro asked if the lines could be put underground. Ms. Rutherford said that she would look into this, but she believes it is up to the electric company and they have suggested poles. Tal Rappleyea added that if they are putting lights on the poles they will need to provide the specifications for the lights and shielding.

There is an existing water suppression system in the building and Ms. Rutherford is in contact with Leroy Bear (Maintenance / Water Supervisor) to review the use of water. The existing water supply will go around the Mavis to the existing tenants and new pipes will be run in for the Mavis water supply and fire suppression. The gas service will be propane and the tanks will be underground. There is an existing oil tank but there are tentative plans to convert the plaza to a propane system. They plan to abandon the sewer line that runs from the home that will be demolished. There is already a restroom in the Mavis and they don't anticipate any significant increase in use due to the Mavis.

Ms. Rutherford displayed the design plans for the Mavis building. The showroom will face the plaza (south) and the service bays will face the street. The sign will be internally lit. The Board noted that the internally lit sign will require a variance, once it is denied by the Building Department.

Tal Rappleyea noted that additional buffering on the north end may be needed and should be reviewed.

In summary, there are a number of elements that need further review or action. These include:

- Sidewalk, more specifically to check with DOT on the location of the sidewalk, whether it needs to be on the DOT right-of-way or the property;
- Traffic pattern – consider a one way traffic pattern instead of two;
- Industrial discharge application;
- Increase to traffic estimates due to new loading docks for other tenants;
- Dumpster – review location and buffer options;
- Establishing an escrow account of \$2,500;
- Relocation of electrical lines (poles or underground, if possible);
- Plans for lighting;
- Abandoning the sewer line to the house; and
- Plans for signs and variance for the internally lit signs.

*Motion to declare the Planning Board the lead agency for the project made by Ken Elsbree.
Seconded by Bud Bear, All in favor: 3, Opposed: 0, Motion Carried.*

*Motion to set a Public Hearing on September 23, 2014 at 6:30pm for the Site Plan Review and a Special Use Permit for the Mavis made by Ken Elsbree.
Seconded by Bud Bear, All in favor: 3, Opposed: 0, Motion Carried.*

The applications will be referred to the DOT and County Planning Board for recommendations.

Camp Malka

Paul Macko (Town Supervisor) and Mark Overbaugh (Code Enforcement Officer) gave an update on the situation. They have found that the water supply tank is separate from the fire suppression tank. There are two tanks for fire suppression and there is verification that one of the tanks is 10,000 gallons; however there is no verification for the size of the second tank. Once the camp is closed they can empty the tank, climb in, and obtain rough measurements. Once they have these rough estimates for the dimensions of the tank, the Town Engineer will provide an approximate capacity for the tank.

Research will need to be done to determine the size of the fire suppression tank that was required; more specifically, whether it is 20,000 or 30,000 gallons.

Minutes – July 22, 2014

An error in the minutes was noted. Under the section on Camp Malka on page two the minutes read “Tal Rappleyea (Town Attorney) noted that the town will continue to pursue the issue and untimely determine what type of fire suppression system is there and how it works.” This should state “ultimately” instead of “untimely”.

*Motion to accept the minutes of the July 22, 2014 meeting made by Ken Elsbree.
Seconded by: Bud Bear. All in favor: 3, Opposed: 0, Motion carried.*

*Motion to close the meeting made by Ken Elsbree at 8:35.
Seconded by: Bud Bear. All in favor: 3, Opposed: 0, Motion carried.*