

September 21, 2015

A meeting of the Town Board of the Town of Greenville was held for the purpose of continuing a public hearing to consider the 2015 draft zoning law, at 7:00 pm at Pioneer Hall. All board members were present after Councilman Stern arrived at 7:45 pm. Attorney Rappleyea and Zoning Officer Overbaugh were present, as well as 22 guests. Supervisor Macko opened the meeting with the Pledge of Allegiance.

Mr. Davis moved to open the public hearing, seconded by Mr. Bensen.
Carried 4 ayes

Supervisor Macko reviewed the process by which the document had been created, as well as procedural rules of this hearing, and indicated the hearing was continued to allow for further public comment.

The following people addressed the Board:

Mr. Donald Teator spoke in favor of this document, and commended the Town Board for the fair process in which it had been created. Stated it would be good for the community.

Mr. Chuck Harter requested a 30 day postponement of the Board's decision, to allow time to review and consider how this law may impact his property.

Mrs. Anita Orsino relayed concern of how this law may impact the taxes of a residence in a commercially designated zone; also stated there was already a commercial area in town and did not want to see Greenville become a 'big-box' and chain-store town.

Attorney Rappleyea responded that taxes are based on assessed value and comparable sales of similar homes County-wide. Taxes are irrelevant to zoning.

Mr. Wayne Myhre expressed concerns about protecting residents in the long-term against concerns that are being raised now, and dismissed. Fears things may change in 3 – 5 years, to contradict assurances made now regarding taxes.

Supervisor Macko responded that any Local Law is as good as the people keeping track of it. Stated this Board will conduct yearly reviews and that a moratorium on growth can be instituted if necessary.

Mr. Myhre also questioned the procedure for new businesses coming into town?

Attorney Rappleyea discussed site plan review by the Planning Board, and special use permits if indicated, to ensure there will be no negative impact on surrounding properties.

Mr. Tom Briggs commented on the taxes in Greenville. Reminded the Board that the tax base grew due to businessmen like the Bryants. Discussed concerns relating to proposed set-backs on 5 acre lots, rendering half the lot unusable.

Ms. Barbara Valicenti feels that a commercial zone shouldn't be mixed into an area that is predominantly filled with single-family homes.

No other public nor Board comments received.

Mr. Davis moved to close this public hearing at 7:19 pm, seconded by Mr. Bear.
Carried 4 ayes

The Full Environmental Assessment Form was then reviewed.

Mr. Bensen moved, seconded by Mr. Bear, to authorized Supervisor Macko to sign Part 1 of the SEQR form.
Carried 4 ayes

Mr. Bensen moved, seconded by Mr. Davis, pursuant to SEQRA, to declare that the adoption of the proposed Zoning Law and Zoning Districts Map, attached, will not have any significant adverse environmental impacts, and consequently issues a Negative Declaration as its Determination of Significance.

Roll Call requested: Supervisor Macko aye
Mr. Bear aye
Mr. Bensen aye
Mr. Davis aye
Mr. Stern absent

Carried 4 ayes

Councilman Stern arrived at 7:45 pm.

Further discussion followed. Councilman Bear stated he's worked for 6 years to take everything into consideration, and feels this should be put to a vote now. Councilman Bensen agreed, and stated he didn't feel it would adversely affect anyone nor was it a detriment to our current zoning law. Councilman Davis reported he has worked for 2 years on this, during public meetings with strong audience participation. Feels this will not please everybody, but it is a compromise and will move the town forward.

Mr. Bensen, seconded by Mr. Davis, moved to adopt Local Law no. 1 of 2015 entitled "Zoning Law of the Town of Greenville", and the Zoning District Map included as part of that law, copies of which are attached hereto and made a part hereof.

Roll Call requested: Supervisor Macko aye
Mr. Bear aye
Mr. Bensen aye
Mr. Davis aye
Mr. Stern aye

Carried 5 ayes

The regular monthly meeting of the Town Board of the Town of Greenville continued, at 8:00 pm in Pioneer Hall. 5 guests remained in attendance, as well as 3 department heads.

After reading by the clerk, Mr. Davis moved, seconded by Mr. Bear, to accept the minutes of 08-17-2015 and 08-31-2015. Carried 5 ayes

Oral and written reports were received from the Highway, Buildings and Grounds, Code, Planning and Zoning Boards, Sewer and Water departments.

No motions were made.

New business was discussed at 8:10 pm:

Greenville Day will be held on Saturday, October 3rd this year. The Town's rabies clinic will be held on Wednesday, September 30th at the Freehold Fire House, from 6 – 8 pm.

Budget Workshops for the 2016 Budget cycle need to be scheduled.

Mr. Davis moved, seconded by Mr. Bensen, to hold budget workshops on Tuesday October 13th and Tuesday October 20th at Pioneer Town Hall, at 7:00 pm.

Carried 5 ayes

The State Liquor Authority, upon evaluating the Drive-In, requires a designation of 'bar/tavern', versus 'restaurant'.

Mr. Bensen moved to allow Supervisor Macko to acknowledge this change, seconded by Mr. Bear.

Carried 5 ayes

Supervisor Macko spoke of the need to reevaluate the previously discussed "Sidewalk Law". Copies of the proposed law were distributed; a date for public hearing will be set at next month's meeting.

Liam O'Connor, as an Eagle Scout Project, would like to build picnic tables for the park. This project needs to be completed by February 2016, and he has arranged for workspace to use during the fall and winter.

Mr. Bensen moved, seconded by Mr. Bear, to accept this project.

Carried 5 ayes

The Office of the State Comptroller is requiring the Town to specify specific uses for two bank accounts, known as "The Park Account" and "The King Hill Cemetery Account".

Mr. Davis moved, seconded by Mr. Bensen, to acknowledge all past and future expenditures from the above-mentioned accounts shall be limited solely for maintenance, repairs or improvements necessary for the Town Parks and the King Hill Cemetery. Resolution attached.

Roll Call requested: Supervisor Macko aye
Mr. Bear aye
Mr. Bensen aye
Mr. Davis aye
Mr. Stern aye

Carried 5 ayes

Engineer Alan Tavenner discussed the matter of extending Water and Sewer Districts to an area of Town known as “The Highlands”, from 2006. Three improvements were included in that extension, and despite the fact that “The Highlands” were not developed at that time, these improvements would still provide other benefits to the Town in operation and maintenance of the water system. In seeking grant monies, a reaffirmation is necessary, and attached:

Mr. Bensen moved, seconded by Mr. Davis, to find that the proposed actions are either within the scope of the previous Negative Declaration or are not subject to SEQR.

Roll Call requested: Supervisor Macko aye
Mr. Bear aye
Mr. Bensen aye
Mr. Davis aye
Mr. Stern aye

Carried 5 ayes

Mr. Leroy Bear, Water Superintendent, noted that parcels in “The Highlands” were recently auctioned by the County, and questioned what infrastructure, if any, the Town would be required to do?

Supervisor Macko stated the County Treasurer’s Office said those lots were sold “as is”, with nothing implied. The Town of Greenville is not responsible for infrastructure on the vacant lots within that Planned Urban Development zone.

Supervisor Macko opened the meeting for public comments and questions at 8:32 pm:

Three members of the Greenville Rescue Squad requested direction from the Board as to how to proceed in providing services to the town in the near future. Discussion ensued about the countywide proposal. No motions were made.

Mr. Davis moved to enter executive session at 8:50 pm, seconded by Mr. Stern, to discuss proposed, pending or current litigation, the proposed acquisition/sale/lease of real property when publicity might affect value, and collective bargaining negotiations per Article 14 of Civil Service Law.

Carried 5 ayes

Mr. Bensen moved, seconded by Mr. Bear, to return to regular session at 9:25 pm.

Carried 5 ayes

No motions were made in executive session.

After audit, Mr. Davis moved, seconded by Mr. Bensen, to pay the following bills:

- Bills 320 - 358 on General abstract #9 for \$17,798.46
 - Bills 197 - 219 on Highway abstract #9 for \$255,960.85
 - Bills 66 - 76 on Sewer abstract #9 for \$11,822.83
 - Bills 84 - 91 on Water abstract #9 for \$3,448.97
 - Bill 44 - 49 on Sewer BAN abstract #9 for \$265,868.78
- Carried 5 ayes

After review, Mr. Davis made a motion to accept the Supervisor's report for August, seconded by Mr. Bear. Carried 5 ayes

There being no further business, Mr. Macko moved to adjourn at 10:05 pm.

Jackie Park, Town Clerk-Collector

_____ SUPERVISOR MACKO

_____ MR. BEAR

_____ MR. BENSEN

_____ MR. DAVIS

_____ MR. STERN