

# Town of Greenville Planning Board

PO Box 38  
Greenville, NY 12083

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June 1, 2016

## Minutes

**Attendees:** Planning Board Members: Don Teator, Ken Elsbree, Bud Bear, Mark Wilcox, Attorney: Tal Rappleyea, PB Clerk: Hope Nugent.

**Guests:** Town Supervisor: Paul Macko, Town Clerk: Jackie Park, Code Enforcement Officer: Mark Overbaugh, Charles Holtz, Mike Caprio, Debra Danner, David Birch, Fred Raskopf, Deb Smith. Ken Simon, Mike Junghans, and Pablo Medeiros.

**Meeting opened** by Don Teator.

*7:07pm Pledge of Allegiance*

### **Charles Holtz representing Raskopf family – Altered Lot Line 24.00-2-26.111 & 24.00-2-26.112**

Mr. Holtz gave a letter of authorization to the board to speak on behalf of the Raskopf family. The current adjoining lot line of the properties 24.00-2-26.111 & 24.00-2-26.112 runs down the middle of the house which is located on both properties. The survey map presented by Mr. Holtz shows the new lot line which will place the house and driveway all on the same property 24.00-2-26.111. The acreage would also change as a result of the lot line change with the smaller lot now being 2.48 acres.

*Mark Wilcox made a motion* to forgo the Public Hearing for the lot line change since the changes are within the family dynamic and would not affect the neighbors. *Bud Bear second the motion, All in favor: 4, opposed: 0, motion carried.*

The SEQRA form was completed by Tal Rappleyea and signed by Don Teator.

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

*Seconded by Mark Wilcox, All in favor: 4, Opposed: 0, Motion Carried.*

*Motion to Approve Altered Lot Line made by Ken Elsbree. Seconded by Bud Bear, All in favor: 4, Opposed: 0, Motion Carried.*

### **Greenville Center Associates - Tops Plaza - Mavis Tire – 12.02-1-19**

Ken Simon from Heidenberg Properties and Mike Junghans from VHB were here to present a new location for Mavis Tire. The new site for Mavis Tire will be located in the Top's parking lot at 11573 SR 32, where the old gas station was, directly in front of the bank. A map was presented that showed what the finished proposal would look like. VHB will landscape and grade to adjust for the 8-10ft change in elevation there is in the proposed lot. They believe they will not need to use a retaining wall to achieve this. They will also give the Bank a formal ATM lane, as of now it is an open lane. Tal suggested making the access to the Bank's ATM lane smoother when accessing it from SR 32. All existing access points from SR 32 will be kept at this time. Tal asked about the traffic pattern. He was

advised that the traffic pattern for deliveries and any emergency vehicles is circular. The vehicles would come off of SR 32 go around to the back of the building between the ATM lane and then back out to 32. Don asked about the signage for the building. There will be a sign located in the Main Top's sign as well as a sign on the building. There may need to be a variance from the ZBA for the signs on the building.

Next steps to be taken are checking on the escrow account with the Town and having the Town's engineer review the proposed plans.

*Motion made to Make the Planning Board the Lead Agency made by Ken Elsbree.  
Seconded by Mark Wilcox, All in favor: 4, Opposed: 0, Motion Carried.*

Tal will do the circulation letter which will require 30 days to receive responses back. He will also refer the proposed plans to the Town's Engineer. He asked VHB for eight(8) sets of plans.

The August 3<sup>rd</sup> PB meeting will be used to review all letters and to finalize a date for a Public Hearing.

*Motion made to Have Public Hearing set for August 17th made by Mark Wilcox.  
Seconded by Bud Bear. Discussion took place to wait until the August 3<sup>rd</sup> meeting to formally make motion for Public Hearing date to make sure all paperwork is in and complete.*

#### **David Birch – 10 Lot Subdivision 25.00-2-6**

Mr. Birch presented his application and SEQRA to the Board. The proposed subdivision drawing was reviewed again. Mr. Birch still needs to address the issue concerning parcel 10. It will not be a buildable lot if the subdivision is approved. After a discussion with Tal, it was determined that the buffer zone is included in the acre size. The double driveway is still an issue for a few Board members. Don had mentioned that he would like to see a road to Town spec's put in. Don said that he would speak to Terry Williams (Highway Superintendent) about the driveway issue. A discussion about the driveway took place where Tal asked how the driveways would be divided. It was mentioned that bump outs would be required so fire apparatus would be able to access the sites. It was stated that the driveways would need to be wide enough to allow two cars at a time. Also, there would need to be curb cuts, which would need the approval of the County Highway Department, which would need to be presented to the PB in writing. Mr. Birch voiced his concern over the cost that a road would present; he asked if there were any other options. Bud read from the Town specs for driveways stating that a driveway is only for one (1) residence, so a private road would need to be put in which would be to Town specs.

To move forward Tal said an escrow account of \$3,000.00 needs be set up with the Town. Once this was done then the Town's engineer could review the plans and check the property for the wetlands, placement for the wells, septic, and the drainage of the driveway/road.

Mr. Birch stated that he would need to think about the plans and any changes that he would need to make before moving forward and setting up the escrow account.

#### **Michael Maxwell – Subdivision 51.03-1-16**

It was brought to the attention of the Planning Board by Hope Nugent (PB Clerk) that the approved subdivision had not been filed with the county. It was stated that since the subdivision was not filed and that it is over allotted time period, that Mr. Maxwell will need to reappear before the Board and the plans will need to be resigned.

**Letter to County Planning Board concerning new zoning map overlay**

A copy of a letter drafted asking that the town's new zoning be placed on a map so it can be overlaid on the gis mapping system was reviewed by the Board and will be sent to the County Planning Board after Arnie's signature is obtained.

**Minutes**

*Motion made to approve the minutes from June 1, 2016 made by Ken Elsbree. Seconded by Mark Wilcox. All in favor: 4, opposed: 0, motion carried.*

**Close Meeting**

*Motion made to close the meeting at 8:46 pm made by Mark Wilcox. Seconded by Ken Elsbree. All in favor: 4, Opposed: 0, motion carried.*