

# Town of Greenville Planning Board

PO Box 38  
Greenville, NY 12083

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**August 3, 2016**

## **Minutes**

**Attendees:** Planning Board Members: Arnie Cavallaro, Don Teator, Bud Bear, Attorney: Tal Rappleyea, PB Clerk: Hope Nugent.

**Guests:** Town Supervisor: Paul Macko, Town Clerk: Jackie Park, Code Enforcement Officer: Mark Overbaugh, and Pablo Medeiros.

**Meeting opened** by *Don Teator*.

*7:27pm Pledge of Allegiance*

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

Pablo Medeiros from Heidenberg Properties was here to see if all paperwork was back so that the plans to move forward with a Public Hearing could move forward. Tal informed Mr. Medeiros and the Board that all the paperwork had been sent out and the only response that was returned was from the DEC. The letter from the DEC stated that there may be a possibility of needed 2 permits from them, but after review it was deemed that the permits would not be needed. Arnie asked if DOT would need to put in a turn lane to handle any traffic. Tal said that the determination for that would be made at the end of the process and that DOT would make that decision.

Don brought up the Zoning ordinance which applies to the design guidelines and standards for the Town. He was not sure that he can agree to the design of the building in its new location. He feels the design is not in keeping with the neighborhood. Don asked for a few different designs so that the Board could pick one that would fit better in the location. It was stated that the façade stay more on tract with the Plaza or with Dunkin Donuts. Don was concerned that if the original design was presented to the public at a Public Hearing that they would be against the project.

Mr. Medeiros was concerned that the original design plans that were approved in October 2015 were not still accepted tonight. It was stated that when the building was going to be attached to the existing TOPS Plaza that it fit into the design. However, now that the building will be a free standing building the design does not fit into the zoning. Mr. Medeiros was given a copy of the Zoning Laws so that he could go over the guidelines and standards that are on pages 32 – 37.

Mr. Medeiros stated that he would need to speak with Mavis and also revisit the budget for the project. After this statement Mr. Medeiros left the meeting.

It was discussed that the Board would hold a meeting in 2 weeks if Mr. Medeiros was able to have new plans/drawings by then. Paul stated that he would reach out to him and discuss the possibility.

### **Minutes**

*Motion made to approve the minutes from July 6, 2016 made by Don Teator. Seconded by Bud Bear. All in favor: 3, opposed: 0, motion carried.*

**Close Meeting**

*Motion made to close the meeting at 8:07 pm made by Bud Bear. Seconded by Don Teator. All in favor: 3, Opposed: 0, motion carried.*