

Town of Greenville Planning Board

PO Box 38
Greenville, NY 12083

October 3, 2018

Minutes

Attendees: Planning Board Members: Don Teator, Brian Wickes, Ken Elsbree, Bud Bear, Debra Danner, Jay Goodman, Attorney: Tal Rapplyea, and PB Clerk: Hope Nugent.

Guests: Supervisor Paul Macko, Tom Vance, Michelle Brandon, Larry Salisbury, Barry Blenis, Barbara Valicenti, Paul Augstein, Sherry Baron

Meeting opened by *Don Teator at 7:00 pm with the Pledge of Allegiance*

Don stated that Jay would not be voting tonight because there were already 5 Board members present but that his input would be welcome. Don also asked Tal if he needed to recuse himself from the submissions made by Mr. Vance as he represented him in the purchase of the property. Tal stated he would recuse himself if the Board wanted, but he felt he could be objective, because he no longer is representing Mr. Vance. The Board agreed not to have Tal recuse himself.

Change of Use – Tom Vance – Main Street 12.04-3-16

Mr. Vance was here tonight to present his change of use plan for the building. He will be turning the building into a restaurant/ brew pub. It had previously been used as a mercantile. At this point he is finishing up the renovation of the 2 apartments that are located on the second floor. He is hoping to bring the building back to its original appearance. He will be removing part of the back of the building and will be using the site for parking. He is hoping to open in the spring of 2019. Mr. Vance was advised that he would need a site plan review with a sketch for inside and out. He will also need a narrative to explain what he has planned for lighting, parking, etc.

Special Use Permit – Michelle Brandon – 23.02-3-44

Ms. Brandon was here tonight to present her Special Use Permit to the Board for a bottle redemption center in Norton Hill. The building was previously used as a manufacturing facility. Ms. Brandon explained that she currently has a building in Medusa that is used but that the business has outgrown the facilities. She stated that there would be drop off hours for the public and that she does have a few accounts that she picks up for. The bottles are counted and sorted and then ship out by tractor trailer twice a month. There would also be an after-hours bin which would be emptied daily. The front entrance would be used for public drop off. When asked when they would like to open Ms. Brandon answered as soon as possible. She has a 6 month lease agreement with the building owner but would like to make it a 5 year lease. Ms. Brandon was advised that she would need a site plan review with a sketch of the outside of the building showing drop off bin, etc. She will also need a narrative to explain what she has planned for lighting, parking, drop off hours, hours of operation, etc.

Subdivision – Barry Blenis - Willowbrook Rd. 26.00-2-32.11

Mr. Blenis was present tonight to discuss with the Board his plans to subdivide his piece of property to make 2 parcels. The smallest parcel would be 20 acres. Mr. Blenis stated that there is already a right of way to reach the parcel. He was not sure if it was shared driveway or a deeded right of way. Tal stated that he would speak with the surveyor and would look at the deeds for all the parcels concerned to see how to proceed, as to proposed right of way or an easement.

Minutes

Motion made to approve the minutes from September 5, 2018 made by Debra Danner. Seconded by Bud Bear. All in favor: 5, Opposed: 0, motion carried.

Discussion

Don asked if there were any comments from the audience: Barbara Valicenti requested that the minutes from the meeting be placed on the website. Supervisor Macko stated that there is a copy placed in the Town Board packet which is on the website. It was stated that there is a cost to adding things to the website but it would be looked into to see if it was feasible.

Tal updated the Board on the solar committee. He stated that they have finished their review of the existing law and they have turned over their recommendations to the Town Board for review. The Town Board has a public hearing set for October 15th with a special meeting on October 22nd for the final vote on any changes being made to the solar law.

Close Meeting

Motion made to close the meeting at 8:29 pm made by Ken Elsbree. Seconded by Bud Bear. All in favor: 5, Opposed: 0, motion carried.