

# Town of Greenville Planning Board

PO Box 38  
Greenville, NY 12083

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November 7, 2018

## Minutes

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

**Guests:** Tom Vance, Michelle Brandon, Pete Liquari, Barry Blenis, Barbara Valicenti, plus 4 others in audience

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

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

Mr. Vance was here tonight and reviewed his plans for the building. He will be turning the building into a restaurant/brew pub. It had previously been used as a mercantile. He is hoping to bring the front of 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 an open patio as well as extra parking. He is hoping to open in the spring of 2019. He will have 30 taps of craft beverages including beers, cider meads, etc. He stated that he is anticipating being open Thursday – Sunday with hours no earlier than 9am on Sunday and no later than 11pm on Friday night. Don reviewed the Site Plan questions for the Board. Questions that were asked were if there would be a noise issue, any changes in exterior lighting, traffic, and how many seats would be available and would a sprinkler system be installed. Mr. Vance stated the noise level would be minimal since all new insulation and windows will be done. No lighting would be changed at this point. Down lighting on the front walk would be added at some point. There would be no changes to the traffic pattern in town. Mr. Vance also stated that a sprinkler system would not need to be installed as he was only planning on 90 seats. Tal recommended that Mr. Vance bring in cut sheets to show the exterior lighting as well as the sign that is proposed.

*Motion made to schedule Public hearing for December 5, 2018 made by: Debra Danner, seconded by: Ken Elsbree: All in favor: 5, Opposed: 0, motion carried.*

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

Ms. Brandon was here tonight to review her Special Use Permit to the Board for a bottle redemption center in Norton Hill. Ms. Brandon brought a sketch of the building. However, the Board was concerned about the availability of parking for customers as well as for the tractor trailer that would be making the pickups at the location. Ms. Brandon stated that the tractor trailer would not be there during business hours so there would be room for customers which could possibly 2-3 at a time. After discussing that the tractor trailer would be backing up to the building it was suggested that Ms. Brandon test to make sure it would fit as some of the Board members feel there is not enough room. It was suggested that when she did the test to let the Board know so that they could witness it. A concern from the floor was also raised that customers would have to back out onto SR 81. The Board recommended looking into removing the grassy area in front of the building to allow for enough parking, 5 regular spot and 1 handicapped, this would also allow for the tractor trailer to be able to pull into the area and not have to back in. Don reviewed the site plan check list and stated to Ms. Brandon that they would need a

more accurate drawing with true distance of driveways and where parking would be. They would also need to show the location of the well, septic, trees, bushes, lighting on building and any street lighting. The Board would also like to see the signs that would be used especially one stating no drop offs.

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

Mr. Blenis was present tonight to review with the Board his plans to subdivide his piece of property to make 2 parcels. The smallest parcel would be 20 acres. Mr. Blenis had the deeds that showed that there is already a right of way to reach the parcel. Tal suggested that Mr. Blenis set up a road maintenance agreement for each parcel that uses the right of way. Mr. Blenis will also need to fill out a SEQRA, have an updated survey and a new deed with the road agreement.

*Motion made to schedule Public hearing for December 5, 2018 made by: Ken Elsbree, seconded by: Bud Bear: All in favor: 5, Opposed: 0, motion carried.*

### **Possible subdivision - Pete Liquari – Teller Road**

Mr. Liquari was present tonight to inquire of the Board if he would be able to subdivide his property which 15 acres into 2 lots with the smallest is possibly being 2 acres. There is already an apartment building on the property and there is also a shared driveway which is would be used by 3 parcels if subdivision is acceptable. Tal stated that he would need to see the deeds for the parcels in question to see the right of way and maintenance agreement. The Board would also need to see a survey with the proposed subdivision.

### **Minutes**

*Motion made to approve the minutes from October 3, 2018 made by Ken Elsbree. Seconded by Bud Bear. All in favor: 5, Opposed: 0, motion carried.*

### **Discussion**

Don stated that the Town had passed the new Solar Law and asked Tal to review the main changes.

These are: Grandfather clause to allow Freehold Solar to proceed

Companies cannot develop more than 25 acres

Companies cannot use more than 75% of the capacity at the substation

Setbacks need to be 100' road frontage, 500' from neighbors, and all solar projects must be at least ½ mile from each other

No wet lands or historical sites can be used

No more than 30% of an area being used can be clear cutted and nothing bigger than 6" should be cut. If done will need to be replanted on the parcel or somewhere in town

MSDS sheets need to be provided

Abandonment/decommission Bond will need to be established

### **Close Meeting**

*Motion made to close the meeting at 9:26 pm made by Debra Danner. Seconded by Jay Goodman. All in favor: 5, Opposed: 0, motion carried.*