

Town of Greenville Planning Board

PO Box 38
Greenville, NY 12083

December 5, 2018

Minutes

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

Guests: Supervisor Macko, Tom Vance, Michelle Brandon, Paul Augstein, Barry Blenis, John Reagan & Michael Sheridan for Cypress Creek, Madyson Vance, Ted Nugent, Alton MacDonald, Janet Ricci, Larry Salisbury, plus 3 others in audience

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

Public Hearing for Change of Use and Special Use Permit – Tom Vance – Main Street 12.04-3-16

Motion made to open Public Hearing made at 7:02 pm by Brian Wickes. Seconded by Ken Elsbree. All in favor: 5, opposed: 0, motion carried.

Don asked Mr. Vance to give overview of project of turning the building into a restaurant with craft beer to the audience. Don asked if anyone had any questions or concerns about the proposed change of use. Ted Nugent asked if there would be a change to the original footprint of the building. Mr. Vance stated that they would be removing part of the back of the building and would make parking in its place. That would be the only change.

Motion made to close Public Hearing made at 7:04 pm by Ken Elsbree. Seconded by Brian Wickes. All in favor: 5, opposed: 0, motion carried.

The Board discussed the lighting on the building, the removal of part of the building as well as parking. Mr. Vance stated that there is lighting on the front and rear of the building. He also stated that he is planning on removing the last 30-40 feet of the building as soon as it is emptied by the previous tenants. Mr. Vance also stated that the parking would be shared between his restaurant and Kelly's pharmacy. Tal stated that he would like an agreement between Kelly's and the Tasting Lab as part of the conditions of approval.

Planning Board members reviewed part 2 of the SEQRA.

Motion made to declare and accept Negative Declaration made by Ken Elsbree. Seconded by Bud Bear. All in favor: 5, opposed: 0, motion carried.

Motion made to approve Change of Use and Special Use Permit with condition of shared parking agreement made by Bud Bear. Seconded by Ken Elsbree. All in favor: 5, opposed: 0, motion carried

Public Hearing for Subdivision – Barry Blenis - Willowbrook Rd. 26.00-2-32.11

Motion made to open Public Hearing made at 7:05 pm by Ken Elsbree. Seconded by Will Bardell. All in favor: 5, opposed: 0, motion carried.

Don asked Barry to give overview of his proposal. Mr. Blenis would like to split his 118 acres into two parcels, and he would be accessing the parcels by the already existing driveway.

Don asked the audience if anyone had any questions or concerns about the proposed subdivision. There were no comments or concerns from the audience.

Motion made to close Public Hearing made at 7:06 pm by Bud Bear. Seconded by Ken Elsbree. All in favor: 5, opposed: 0, motion carried.

The Board discussed having a shared Road Maintenance Agreement between Mr. Blenis and the neighboring land owner.

Planning Board members reviewed part 2 of the SEQRA.

Motion made to declare and accept Negative Declaration made by Brian Wickes. Seconded by Ken Elsbree. All in favor: 5, opposed: 0, motion carried.

Motion made to approve Subdivision with condition of a Road Maintenance Agreement in place made by Ken Elsbree. Seconded by Bud Bear. 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. 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. Ms. Brandon stated that Borwegan's came out to look at the property and will be able to address the problems with lack of parking as well as the tractor trailer having to back into the designated spot during pick up hours. Ms. Brandon stated that the grass area will be removed and the planter boxes will be placed closer together. This will allow not only the parking that is required but also for the tractor trailer to pull in and pull out onto SR 81. She again stated that the tractor trailer would not be there for pickup during regular business hours. Ms. Brandon was asked about the lighting and it was stated that there are four down facing lights on the front of the building. There are no lights on the back of the building as there would be no access from the public. Ms. Brandon was advised to review her plans for any signage with Mark Overbaugh, the CEO, as well as signs for no dumping, no storage, etc.

Motion made to schedule Public hearing for January 2, 2019 made by: Debra Danner, seconded by: Ken Elsbree: All in favor: 5, Opposed: 0, motion carried.

Possible Subdivision – Santos Associates for Josephine Angiolillo Gayhead Earlton Rd 53.00-1-10

Mr. MacDonald was present tonight to present to the Board the plans of Ms. Angiolillo to subdivide her property. The property is 108 acres and she would be subdividing 27 acres off. This parcel would have a barn on it as well as its own driveway. Mr. MacDonald stated that the boundary lines would most likely follow the driveway and preexisting fencing. Due to the parcel crossing the town line with Coxsackie, Tal stated that he would let the Town of Coxsackie as well as the County Planning Board know of the proposed subdivision. Don did ask Mr. MacDonald that when he presents the final

subdivision maps that he include the house, well, septic and driveway of the second parcel so that all set backs are met.

Motion made to schedule Public hearing for February 6, 2019 made by: Ken Elsbree, seconded by: Will Bardel: All in favor: 5, Opposed: 0, motion carried.

Cypress Creek

Don read a letter from Cypress Creek withdrawing plans for Ingalside and Amberjack Solar.

Freehold Solar

Mr. Reagan and Mr. Snyder were present tonight to review where Freehold Solar had left off before the moratorium and what needs to be done to move forward with the new Solar Law. There are a few new items that will need to be addressed under the new Solar Law. Cypress Creek will need to use glare resistant and non-toxic materials. MSDS sheets will need to be provided for materials used, and a safety plan will need to be put in place. A decommissioning plan with bond will need to be in place as well as the PILOT plan needs to be finalized.

A question was asked from the audience that was; since Freehold has been grandfathered in how much clear cutting can be done? The answer Don gave was as much as is needed.

Red Mill Solar

Mr. Reagan stated that they cannot comply with the setbacks of 500' from a stream or residence. He said that they could apply for variances but unsure if they want to at this point. Tal stated that the Planning Board can refer Cypress Creek to the ZBA now since they will need to get a variance for 200' from residence and 400' variance from the stream.

Motion made to refer Cypress Creek to the ZBA for area variances for Red Mill Solar, one for wetland/water set back, one for set back from residence, and any other variances deemed necessary by CEO, applicant or ZBA made by Brian Wickes. Seconded by Bud Bear. All in favor: 5, Opposed: 0, motion carried

Minutes

Motion made to approve the minutes from November 7, 2018 made by Ken Elsbree. Seconded by Bud Bear. All in favor: 5, Opposed: 0, motion carried.

Close Meeting

Motion made to close the meeting at 8:37 pm made by Brian Wickes. Seconded by Debra Danner. All in favor: 5, Opposed: 0, motion carried.