

Town of Greenville Planning Board

PO Box 38
Greenville, NY 12083

January 2, 2019

Minutes

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

Guests: Travis Richards, Rich Bear, Larry Salisbury, Michelle Brandon, Erin Nevins, Anson Tollefson, John Reagan for Cypress Creek, Beverly & Bill Myers, Dan & Annette Raso, Travis Smigel for Delaware Engineering, Al Field, plus 3 others in audience

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

Public Hearing for Special Use Permit – Michelle Brandon – 23.02-3-44

Michelle gave a brief explanation of the proposed Bottle Redemption Center she would like to open.

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

Don asked if there were any questions or comments from the audience:

Al Field stated that he is in support of the redemption center. He stated that they have run a very organized and clean business in Medusa which they have outgrown.

Vickie Hawkins also stated that they run a very organized and clean business and would love to see them in Greenville.

Tracy Boomhower did state that she had concerns over parking. Ms. Brandon stated that the green space in front of the building will be removed for parking as well as better access for the tractor trailer that picks up the bottles.

Another question from the public was about a possible odor. Ms. Brandon stated that the doors will be closed and that there has not been any problem with odor at their other location.

Board members asked about tractor trailer for pickup as well as hours of operation. Ms. Brandon stated that the tractor trailer would only be there when there were no customers which would be 8:30am. Tentative hours of operation would be T – Th 12:00 – 6:00pm and Sat. & Sun. 10:00 – 5:00pm.

Motion made to close Public Hearing made at 7:09 pm by Deb Danner. Seconded by Ken Elsbree. All in favor: 5, opposed: 0, motion carried.

The Planning Board members discussed the removal of the green space for better parking (5 regular & 1 handicap) spaces and access for the tractor trailer for pick up. Also discussed were the pickup times as off hours and removal would be every 2 weeks.

Planning Board members reviewed part 2 of the SEQRA.

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

Motion made to approve Special Use Permit with conditions of:

Access will be configured as presented for parking, 5 regular & 1 handicap spot, no tractor trailer will be present during reg. hours of operation, no change in front lighting, and sign will not be illuminated and proper signage for no dumping/storage after hours made by Ken Elsbree. Seconded by Deb Danner. All in favor: 5, opposed: 0, motion carried

Site Plan Review – The Woodhouse Lodge LLC – 25.00-1-2.1

Anson Tollefson was here tonight representing the owners of The Woodhouse Lodge to present their plan to turn the old Clancy's bar into an event space and wine bar which will be specifically for their guests staying in the lodge. The space will have a basic kitchen for caterers to use and bathrooms for guest to use during events. The building is approximately 64' x 33' with occupancy of 75. There are also approximately 20 parking spots available between event space and lodge. Most people would be bussed in from other locations with parking at the Rainbow Golf Course or the Drive in.

Questions that were asked: What type of lighting, well & septic location, what type of events, open to public, time of day & noise level?

Mr. Tollefson stated that the events would be mostly wedding and that space would be only open to catered events. The noise level would depend on what type of music but that they are planning on the events being done by early evening. There would be strand lighting outside by event area and goose neck lighting on the building. Mr. Tollefson reviewed the location of well and septic with the Board. It was advised that DOH and DEC would need to give approval for well and septic due to using facility for catering.

The Board discussed the proposed project and asked Mr. Tollefson and asked that the owners return next month with parking agreements with the Rainbow Lodge and Drive in, size of shuttle bus, how many actual parking spots are on property, hours of operation, number of events in a given year, music level outside, lighting, and maximum occupancy of building. It could be possible to schedule Public Hearing for March.

Site Plan Review – Erin Nevins Insurance – 24.02-1-2

Planning Board member Debra Danner recused herself from this Site Plan Review as it is a conflict of interest for her so member Jay Goodman will be taking her place for any motions.

Ms. Nevins introduced herself to the Board and stated that she owns a health insurance company which is currently located in Latham. As she is a resident of Greenville she would like to purchase the Cunningham property located on State Route 81 and make it her office. She would not be making any changes to the building or the property other than adding more parking behind the house alongside of the garage. The parking would include 1 handicap parking spot as well 8 regular spots. Ms. Nevins stated that at this point they do not plan on putting up a sign or changing the outside, lighting.

The Board stated that they would like to see a map with the proposed parking on it.

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

Cypress Creek – Freehold Solar

Mr. Reagan was present tonight to provide the Board with the data safety sheets for the panels and products that will be used. He did state that when project begins the manufacture may change the products used and then would supply a new set of data safety sheets as well as a new safety plan. A safety plan has not yet been provided due to this reason. The Board members were concerned about

fumes and toxins if something should happen. Mr. Reagan stated that the safety plan would include a maintenance schedule, a procedure for emergency response and any clean up required. Decommissioning of the solar project was also discussed. Mr. Smigel of Delaware Engineering read a letter stating their concerns for the decommissioning of the project. It was stated that the amount of funds required which were included were not correct. Mr. Reagan stated that this was just a draft decommissioning bond and that the final would need to be approved by the Town Board.

There were questions from the floor regarding the plantings on the Baron's property to block the view of the solar project as well as how many of the trees around the pond on the project site would be removed. Mr. Reagan stated that Cypress Creek would still do the plantings on the Barry property. He also stated that he would need to review the original plans to see how many trees would be removed around the pond.

Tal stated that a safety plan is needed and current MSDS sheets. He will draft a resolution for the next meeting to review with the Board with conditions of approval.

Minutes

Motion made to approve the minutes from December 5, 2018 made by Brian Wickes. Seconded by Ken Elsbree. All in favor: 5, Opposed: 0, motion carried.

Close Meeting

Motion made to close the meeting at 8:57 pm made by Ken Elsbree. Seconded by Debra Danner. All in favor: 5, Opposed: 0, motion carried.