

Town of Greenville Planning Board

PO Box 38
Greenville, NY 12083

November 6, 2019

Minutes

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

Guests: James Stryker, Mark Wilcox, Todd Woodard, Muffie Cunningham, Angel Wang, and 25 audience members

Meeting opened by *Don Teator at 6:03 pm with the Pledge of Allegiance*

Jim Stryker – Special Use Permit – Possible Laundromat – 12.04-4-29

Don reviewed the proposal for the possible laundromat in front of the Town Park. He stated that Mr. Stryker needed to address the required items for a Site Plan Review, Special Use Permit as well as a Preservation Review.

Don read a letter from Planning Board member Will Bardel stating that since him and Debra Danner are also members of the Community Partners that they would recuse themselves from the Community Partners on any matters associated with the laundromat proposal. Tal and the rest of the Board found this acceptable.

Don addressed Mr. Stryker and Mr. Wilcox and stated that they did not address the points of the Special Use Permit or the Preservation Law. It was recommended that they find someone to help them with this before they return. Tal also stated that Town Park Road is not considered a town road so access to the property would need to be off of State Route 32.

Tal again stated that an escrow account would need to be established so that the Town's engineer could review any plans.

Don addressed the audience and stated that any input that they would like to have would be best in letter or email form at this point.

Todd Woodard – Possible Altered Lot Line – 51.00-3-30.12 & 51.00-3-30.2

Mr. Woodard was present tonight to ask the Board if he would be able to alter the lot line of his 2 properties on Sunny Hill Road. One of the parcels is land locked so the change would allow access to the parcel and also include a barn which is currently on the accessible parcel. The Board felt there would be no problem with the lot line change as long as there is 150 feet of road frontage on each parcel when new lots are created. Mr. Woodard stated that he is waiting for a surveyor and then he will proceed. Don stated that if maps are in order the Board could approve the Lot Line change at the next meeting Mr. Woodard attends as there is no public hearing required.

Angel Wang – Special Use Permit - Event Venue – 11.00-4-14

Ms. Wang was present tonight to address the Board about making her newly purchased residence at 169 Maple Ave. into an event venue. She would like to put a pavilion or tent up on the property behind the house near the stream. Depending on cost of a pavilion Ms. Wang may need to start with a tent, and then add the pavilion at a later date. The Board stated that they would look at project as a whole. Ms. Wang would make the parking area alongside and down behind the barn on the opposite side of the road. The Board reviewed what would need to be addressed to move forward. Those points were: Parking, time of events/types, maximum size, noise, lighting, well/septic. It was also stated that Ms.

Wang should check with DEC about placement of the pavilion near the creek due to possible wetlands. Ms. Wang stated that she will address the concerns for the next meeting.

Minutes

Motion made to approve the minutes from October 2, 2019 was made by Ken Elsbree. Seconded by Bud Bear. All in favor: 5, Opposed: 0, motion carried.

Discussion

Don asked if there were any questions from the audience: Questions were raised about the new LED signs going in at the school. As the Planning Board had nothing to do with the approval of the signs, the audience members were advised to address any concerns to the Code Enforcement Officer and the School Board. It was suggested that the Town Board may need to revisit the zoning law for signs due to possible light pollution from the LED signs.

It was also asked to post the Agenda for the upcoming meetings on line.

Close Meeting

Motion made to close the meeting at 7:09 pm made by Debra Danner. Seconded by Ken Elsbree. All in favor: 5, Opposed: 0, motion carried.