

Town of Greenville Planning Board

PO Box 38
Greenville, NY 12083

February 6, 2019

Minutes

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

Guests: Anson Tollefson, Stephen Penry, Megan Pflug, Elliott Fishman, Barbara Valicenti, Deborah Smith, Mike Buttif, Tracy Boomhower, Janet Ricci, Doug Warden for Cypress Creek, Jeff Johnson, Ben Schrader, plus 3 others in audience

Meeting opened by Don Teator at 7:02 pm with the Pledge of Allegiance

Public Hearing for Subdivision – Josephine Angiolillo represented by Santo Associates – 53.00-2-17 & 53.00-1-10

Elliott Fishman was here tonight to represent Santo Associates and Ms. Angiolillo

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

Mr. Fishman described the subdivision for the Board. It would be splitting the now 108 acre parcel into two parcels. One parcel being 82 acres and the other would be 28 acres. The large parcel would have the house, well and septic which is already on the property. The barn which is on the property would be on the 28 acre parcel.

Don asked if there were questions from the floor:

Mike Butino who owns a neighboring parcel asked what the intent of the owner was for the smaller parcel.

Adam Kendal also a neighboring land owner also wanted to know the intent for both parcels.

Mr. Fishman stated that as far as he was aware it was to either be given to or sold to the land owner's grandchild.

Motion made to close Public Hearing made at 7:10 pm by Ken Elsbree. Seconded by Brian Wickes. All in favor: 5, opposed: 0, motion carried.

Mr. Fishman showed the Board the new maps showing all new boundaries and setbacks for the house. Don stated that lot sizes and setbacks meet the necessary requirements.

Tal stated that he received a letter from the County Planning Board regarding a 239 review stating that they did not have any jurisdiction due to it being a subdivision. The Town of Coxsackie also stated that Greenville should be the lead agency in the subdivision as only a very small part of the property is located in Coxsackie.

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 Subdivision made by Brian Wickes. Seconded by Bud Bear. All in favor: 5, opposed: 0, motion carried

Public Hearing Special Use Permit & Site Plan Review – Erin Nevins Insurance – 24.02-1-2

Ms. Nevins introduced herself and stated that she owns a health insurance company which she would like to relocate to Greenville. She is in the process of purchasing the Cunningham property located on State Route 81 to make it her office. She would not be making any changes to the building.

Motion made to open Public Hearing made at 7:12 pm by Ken Elsbree. Seconded by Bud Bear. All in favor: 5, opposed: 0, motion carried.

Don asked if there were any questions from the audience.

Barbara Valicenti asked what they planned to do with the remainder of the house if only using down stairs as an office – would they rent out space.

Ms. Nevins stated that they would not be renting out any space. She has 3 employees so they will have offices as well as a meeting room and storage rooms for all their files and information.

Motion made to close Public Hearing made at 7:13 pm by Jay Goodman. Seconded by Ken Elsbree. All in favor: 5, opposed: 0, motion carried.

The Board discussed that there would be no changes to the building. Parking spaces was a previous concern. Ms. Nevins stated that the parking has been updated and there are 10 parking spaces alongside the barn. She also stated that they don't have a lot of foot traffic. It is usually the employees, herself and possibly one other car.

Brian asked about if a County review had been completed since it is a Special Use Permit in the Hamlet. A review had not been completed at this time. Tal stated the next meeting for the County Planning Board is Feb. 21, 2019. Unfortunately the Board cannot vote on either accepting/denying the Special Use Permit until the County Review is done but the Board can give an indication on how they may vote.

Planning Board members reviewed part 2 of the SEQRA.

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

The Board is leaning toward approving the Special Use Permit so it was discussed that they will hold a special meeting after the County Planning Board has their meeting so that a vote can be taken and Ms. Nevins can proceed.

A Special Meeting is to be scheduled for February 22, 2019 at 9:00am to vote on Ms. Nevins Special Use Permit.

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

The owners of The Woodhouse Lodge were present tonight to discuss the concerns the Board had about their plan to turn the Building at 3807 CR 26 into an event space and wine bar. The space will be used to serve wine and light snacks as well as for caterers for weddings. The weddings would be no larger than 120 people.

A concern that the Board had was about the amount of available parking. The owner states that that between the 2 properties they own which are next to each other there are roughly 40 spots. The border

for the parcels is the center of the parking lot. Half is with the lodge and half is with the event space. For any weddings the guest not staying with them would be bussed in from hotels in the area.

Questions that were asked by the Board: Hours of operation, capacity of building, time music done, lighting, overflow parking?

Ms. Pflug stated that the hours of operation would most likely be Thursday – Sunday 3 – 9pm. The music and lighting would only be during hours of operation, with the lighting being downward facing. The capacity of the building would need to be checked with the Code Enforcement Officer. As far as overflow parking Ms. Pflug stated that anyone not staying with them would be bussed in from other hotels and dropped off.

Ms. Pflug also stated that they have spoken with DOH and the paperwork has been started with them. Tal stated that he had concerns about possible fireworks. Ms. Pflug stated that they had no plans or intentions for allowing fireworks.

Don stated that he would like to see a parking agreement between the two parcels even though owned by the same owners now, could possibly become a problem if something changes in the future.

Tal stated that there would need to a County Review. Owners stated that there would be a significant hardship if they had to wait until March to receive a decision from the Board to move ahead with Public Hearing. Planning Board members Wickes and Goodman suggested holding a special meeting as soon as County Review is done for Public Hearing. The Board concurred.

Motion made to schedule Public Hearing for February 22, 2019 at 9:00am made by Brian Wickes. Seconded by Ken Elsbree. All in favor: 5, opposed: 0, motion carried.

Cypress Creek – Freehold Solar

Jay Goodman will be recusing himself from any discussion concerning Cypress Creek as it could be seen as a possible conflict of interest with his employer. There will now be four (4) voting members.

Mr. Warden, Mr. Johnson & Mr. Schroder were present tonight. Mr. Warden stated that progress is being made on the safety plan and is respectfully requesting that the Planning Board moves forward and grants approval for the project as they are now coming into a short period of time when they are able to clear the property due to the possibility of bats.

He stated that making the safety plan and decommissioning bond conditions of approval would be satisfactory to him.

Tal stated that he had a private conversation with each Board member to hear their concerns and has drafted a Resolution which will be read tonight, voted on and added into the Notice of Action.

Tal and Don read aloud the Resolution and corrections were made as needed. Mr. Warden was concerned about the amount of the Decommissioning Bond. Tal read from the Law the exact process for how the total amount of the Bond was obtained.

Motion made to accept Resolution with stated conditions made by Ken Elsbree. Seconded by Bud Bear All in favor: 4, opposed: 0, motion carried.

Minutes

Motion made to approve the minutes from January 2, 2019 made by Brian Wickes. Seconded by Bud Bear. All in favor: 4, Opposed: 0, motion carried.

Discussion

Ms. Valicente asked to have a discussion with the Board as she was not happy with the approval of Freehold Solar. She stated to the Board that they should have followed the comprehensive plan of the Town. It was stated by Board members that the applicant did everything they needed and followed the law so that despite what personal opinion may be, they can be and were approved.

Close Meeting

Motion made to close the meeting at 9:40 pm made by Ken Elsbree. Seconded by Brian Wickes. All in favor: 4, Opposed: 0, motion carried.