

Town of Greenville Planning Board

PO Box 38
Greenville, NY 12083

January 27, 2015

Minutes

Attendees: Bud Bear, Ken Elsbree, Don Teator, Brian Wickes, Mark Wilcox, and Danielle Badamo-Overbaugh.

Guests: Paul Macko (Town Supervisor); Jackie Park (Town Clerk); Mark Overbaugh (Code Enforcement Officer); Michael Maxwell; Mr. Al Vedder; Martin Schmidt (Kaaterskill Associates)

6:40 pm Pledge of Allegiance

DeFrancesco – Site Plan Review & Special Use Permit: Butcher Shop 10996 State Route 32 (Tax Map #24.02-4-27)

Mr. DeFrancesco will be in the week of February 2nd to present paperwork needed to comply with his Notice of Action conditions.

Michael Maxwell – Subdivision: 9395 SR 32 (Tax Map #51.03-1-16)

Mr. Maxwell summarized his proposed plans for a subdivision at his property. The property is approximately .77 acres and is zoned as Hamlet Business. There are currently two residences on the parcel with a shared well, but both have a separate septic. The house was built in 1922 & the trailer added in 1986. As the minimum lot size in the Hamlet Business zoning district is .5 acres, any attempt to subdivide this property will create substandard lots. Mr. Maxwell will therefore require an area variance for lot size. Mr. Maxwell was granted a Notice of Action from the Zoning Board of Appeals for the 2 substandard lot sizes (0.43 & 0.37). Given with this, was a condition that a new well will need to be drilled on the proposed lot. Board reviewed maps presented. There was a discussion about the variances and the proposed position of the new well. All paperwork is in order at this time.

Motion to schedule a Public Hearing for Mr. Maxwell's proposed Subdivision on February 24 at 6:30pm made by Mark Wilcox .

Seconded by Bud Bear, All in favor: 5, Opposed: 0, Motion Carried.

Albert Vedder – Subdivision: 710 Old Plank Road (Tax Map #23.00-5-25.11)

Mr. Vedder summarized his proposed plans for the subdivision of his property. The property is approximately 73 acres and is zoned as Rural Residential and Low Density Residential. The property borders the Town of Durham; as such the Town of Durham has been notified about the subdivision. Mr. Vedder plans to subdivide the property by using the road and barn as the dividing line. He presented the Board with surveyed maps showing how the property would be divided into 3 parcels; 2 will be in the Town of Greenville the other in the Town of Durham. Board members reviewed the maps and conducted a review of the project. Road width, space between dwelling to dwelling, and lot size were reviewed and are in accordance with the laws. There is an old standing barn, which will remain and will be sold with the parcel of land. There was discussion about the owner of that parcel obtaining a license, use and maintain; which means the owner maintains the barn, however if the barn were to fall down or burn down the owner would not be responsible to rebuild. Board discussed that a 239 form would need to be filled out by the Town for the County Board to approve. Question was asked if we have a law against subdivision of a subdivision; at this time there is no law against that. Tal was contacted with questions regarding if Mr. Vedder's Subdivision still falls under a Minor Subdivision,

due to the division into 3 parcels. Tal has confirmed that “yes” this is still a Minor Subdivision. Martin from Kaaterskill also inquired as to which environmental form needed to be filled out, contacted Tal again; short form is all that is needed. All needed paperwork is in order at this time. As of February 13th Tal as filed the 239 form and all needed paperwork for the County.

Motion to schedule a Public Hearing for Mr. Vedder’s proposed Subdivision on February 24 at 6:30pm made by Ken Elsbree .

Seconded by Mark Wilcox, All in favor: 5, Opposed: 0, Motion Carried.

Minutes – November 25, 2014

Motion to accept the minutes of the November 25, 2014 meeting made by Don Teator.

Seconded by: Ken Elsbree. All in favor: 5, Opposed: 0, Motion carried.

Motion to close the meeting made by Mark Wilcox at 7:08pm.

Seconded by: Brian Wickes. All in favor: 5, Opposed: 0, Motion carried.