

Town of Greenville Planning Board

PO Box 38
Greenville, NY 12083

February 1, 2017

Minutes

Attendees: Planning Board Members: Don Teator, Bud Bear, Brian Wickes, Ken Elsbree PB Clerk:
Hope Nugent.

Guests: Mikhail Nefedov, John Ingalls, and William Bardel

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

John Ingalls—representing Walt Ingalls & Tom Vadney-Altered Lot Line 11.00-5-19 & 11.00-5-18.2

John presented a map of the existing boundary line between parcels 11.00-5-19 and 11.00-5-18.2. The map also showed what the property owners thought was the boundary line. The property owners would like to move the property line to what they have both thought it was for years. This would make 11.00-5-19 .97 acres from the original 1.2 acres and add 0.22 acres to 11.00-5-18.2 which would take the property from 1.25 acres to 1.47 acres.

Motion was made to waive the Public Hearing by Bud Bear. Seconded by Ken Elsbree, since both property owners are in agreement of the lot line change and there is no impact on other neighbors. All in favor: 4, opposed: 0, motion carried.

Motion was made to approve the Lot Line change by Brian Wickes, Seconded by Bud Bear on conditions that an approved survey map is submitted with the 2 new lots delineated for the Chair or Deputy Chair to approve and then sign. All in favor: 4, opposed: 0, motion carried.

Mikhail Nedefov – Possible Used Car Dealer 24.00-3-19.1

Mikhail presented a Special Use Permit and Site Plan Review for the purpose of transferring the used car company that he has, from property in Brooklyn to his property which is located at 1102 West Road. He intends to only use the address as an administrative office for the car dealership. For DMV purposes, he will need to have a sign at the end of the driveway and will also need an office. He will use the RV that is currently on the property, which has been used previously for recreational use. He plans on having no cars on the property as he will not be doing any selling from this location.

Brian stated that a Public Hearing would be needed and that contingencies would need to be placed on the permit so that the property is only used as address for the business. Contingency conditions that were discussed; that the property would not be open to the general public; no more than 2 unregistered cars would be on the property at any given time; the property would be used as an administrative address only, and that the sign needed would be in accordance with the Town law which is no bigger than 2x2. It was also determined that a short form of the SEQR will need to be filled out as well.

Motion made to set Public Hearing for March 1st, 2017 made by Ken Elsbree. Seconded by Brian Wickes. All in favor: 4, opposed: 0, motion carried.

Minutes

Motion made to approve the minutes from December 6, 2016 made by Brian Wickes. Seconded by Ken Elsbree. All in favor: 4, opposed: 0, motion carried.

Close Meeting

Motion made to close the meeting at 8:04 pm made by Ken Elsbree. Seconded by Bud Bear. All in favor: 4, Opposed: 0, motion carried.