

Town of Greenville Planning Board

PO Box 38
Greenville, NY 12083

May 26, 2015

Minutes

Attendees: Bud Bear, Ken Elsbree, Mark Wilcox, and Danielle Badamo-Overbaugh.

Guests: Alfred DeFrancesco, Dwight Grimm, and D Birch.

6:52 pm Pledge of Allegiance

Motion to open the meeting made by Mark Wilcox. Seconded by Bud Bear, All in favor: 3, Opposed:0. Motion Carried.

Greenville Drive In: Dwight Grimm 10700 SR 32 Tax Map #24.04-1-8

Mr. Grimm summarized his proposed plans for a Site Plan Review & Change of Use Permit at the property of Mark Wilcox. The property is 13.5 acres and is zoned as Highway Commercial. Mr. Grimm & his wife plan to reopen the drive in with the addition of a small dining area with a liquor license. Their goal is to serve local food and beverages. Making a community orientated environment. The new outside garden area would consist of fencing, planters, and outdoor tables and chairs. At this time the plan for the flooring is gravel or mulch. Mr. Grimm is also trying to present the drive in as a venue that can be used for a variety of events; retirement parties, graduations, etc. There is a new projection screen that is also being installed. They plan to show a mix of new, old, independent, and retro movies throughout the season. The Board reviewed all paperwork presented and consulted with the Zoning Laws. This property is already zoned for the applications requested by the applicant. The Board was unsure why the applicant needs a Site Plan Review & Change of Use Permit. The Board was told that Tal wanted this to be presented to The Board because of the creation of the outside eating area.

Motion to accept the application for Dwight Grimm in regards to the Greenville Drive In was tabled until June 23, 2015. Mark Wilcox was unable to act on behalf of The Board for this case since he is the owner of the property.

DeFrancesco Site Plan Review & Special Use Permit Tax Map #24.02-4-27

Discussed time limit allowed between granting a Notice of Action with conditions and having those conditions met. Mr. DeFrancesco was in attendance at the meeting. He expressed how unhappy that he was with The Board and with Mark Overbaugh. After April's meeting Mark Overbaugh and our engineer went to the property to observe the septic concerns. They found that a new perk test would need to be done at the property. First perk test done came back with the result of 5 minutes. Mr. DeFrancesco raised question about what the average time on a perk test was. Mark responded with an answer of 1-90 minutes. Our engineer also found that the soil levels were between 0-12 inches and the sand levels were 12-72 inches; this he was not comfortable with. Mr. DeFrancesco refuses to have a new perk test done. Mark Wilcox was also unsure why a new perk would need to be done. He mentioned to Mr. DeFrancesco that he would take care of the situation and that Mr. DeFrancesco should stop making accusations toward Mark Overbaugh and The Board.

James Sullivan-Subdivision: 3339 & 3335 RT 67 Freehold (Tax Map# 51.00-2-57.2 & 51.00-2-57.1)

Board reviewed the map presented from the applicant. The applicant was given approval on June 27, 2006 from the Planning Board for his subdivision with conditions. Applicant would like to not follow through with the noted conditions. Board members were in agreement that those conditions need to be

met; which states that a full survey would need to be done before the property can be sold. Tal is also in contact with the applicant and their attorney.

Camp Malka

Mark Overbaugh (Code Enforcement Officer) gave an update on the situation. The camp has been told that they need to comply with the conditions of their NOA in regards to the fire suppression tank or that there is possibility that they will be unable to open for the season. Mark and our engineer have looked at the property and at this time they are waiting for official calculations on what size gallon tank is going to be needed. Original specs called for a 20,000-gallon tank. At this time the camp has \$100,000 in unpaid taxes. The Board mentioned thoughts of unpaid taxes no building permits allowed.

Minutes – April 28, 2015

Motion to accept the minutes from the April 28, 2015 meeting tabled until June 23, 2015.

Mark Wilcox was not in attendance during April's meeting so he was unable to vote to approve the minutes.

Motion to close the meeting at 7:52pm made by Mark Wilcox.

Seconded by Bud Bear. All in favor: 3, Opposed: 0, Motion carried.