

Town of Greenville Planning Board

PO Box 38
Greenville, NY 12083

October 5, 2016

Minutes

Attendees: Planning Board Members: Don Teator, Bud Bear, Sean McCulloch Attorney: Tal Rappleyea, PB Clerk: Hope Nugent.

Guests: Town Clerk: Jackie Park, Code Enforcement Officer: Mark Overbaugh, David Birch

Meeting opened by *Don Teator at 7:06 pm with the Pledge of Allegiance*

David Birch Possible Subdivision 25.00-2-6

Mr. Birch was present tonight to address the board and present a simpler subdivision which consists of 5 parcels, with single driveways that are 25 feet wide. Don reviewed the previous plan with the other members, which showed a 10 parcels subdivision with shared driveways or the possibility of a private road. Mr. Birch stated that he did look into putting in a road but that the cost would be close to ½ million dollars and would not be cost effective for him, which is why he chose the simpler plan that he presented tonight. Don had questioned lot #3 and suggested that instead of having the driveway for lot#5 run through it; deed the piece for the driveway directly to lot #5. There is still concern from the Board about the water that is on all parcels and the useable lot size. Bud read the definition of what lot width was needed for road frontage. Mark Overbaugh was asked and was unsure if it falls under the definition or if it falls under a flag lot. Tal stated that he would look into it further and he is also concerned with the amount of traffic all the driveways at a 25' width would cause in such a short distance. It was recommended that the driveways be made at a 50' width. The lake ownership and usage also presents a problem. The boards asked if something went wrong who would be responsible. Mr. Birch said that there would be a lake owners association established.

There are still concerns over the wetlands. Bud stated that the wetland needs to be certified by the Army Corp. of Engineers before proceeding. A more comprehensive plan is also needed so it can be provided to the Town Engineer, Town Board, and County Highway for review it. Mr. Birch was asked to come back the following month with a full written comprehensive plan.

Mark Overbaugh

Mark asked to address the board on a matter that was presented to him. A gentleman had asked Mark about a property on CR 26 (Clancy's) which is owned by Niall Donnelly. He is interested in possibly purchasing the property and turning the 10 unit building into a 5unit which would include 3 apartments and 2 transient rooms. Mark was concerned about what the original subdivision plan approval was for the property. Upon review of the original subdivision plan there are no specifications for prior approval for any changes to the 10 unit building. If the interested party should purchase the property they would need to come before the Board with a building plan as well as a Special Use Permit.

Minutes

Motion made to approve the minutes from September 17, 2016 made by Bud Bear. Seconded by Sean McCulloch. All in favor: 3, opposed: 0, motion carried.

Close Meeting

Motion made to close the meeting at 8:31 pm made by Sean McCulloch. Seconded by Bud Bear. All in favor: 3, Opposed: 0, motion carried.