

# Town of Greenville Planning Board

PO Box 38  
Greenville, NY 12083

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**April 7, 2016**

## **Minutes**

**Attendees:** Planning Board Members: Arnie Cavallaro, Bud Bear, Ken Elsbree, Attorney: Tal Rappleyea, Town Supervisor: Paul Macko, Town Clerk: Jackie Park, Zoning Enforcement Officer: Mark Overbaugh, PB Clerk: Hope Nugent.

**Guests:** Atu Lee.

*7:00pm Pledge of Allegiance*

*Meeting opened by Arnie Cavallaro.*

### **Atu Lee - Grace Manor RV Park**

Mr. Lee presented his initial plan of building an RV Park which will consist of 80 sites on the 60 acre parcel that he owns which was formerly known as Alberta Lodge. 40 of these lots will be full hook ups which includes sewer, water and electric. The other 40 sites will just have water and electric. A new septic system will be constructed on the north side of the property. Mr. Lee was asked by Arnie if there was a theme. Mr. Lee is hoping to provide something different to his guest. Since this property connects to Grace Manor's there will be nature walks and hiking trails put in. This will be a seasonal venue.

Tal stated that the PB could not give preapproval but saw no reason that Mr. Lee could not move forward with his plans. This would include an engineer, the D.O.H., and possibly ENCON would need to be involved.

The PB as well as DOH would need to review the site plan. Mr. Lee was told this would need to include how lighting, traffic, noise, drainage, etc. would be addressed.

Arnie recommended that when Mr. Lee brings in his Engineer's drawings that they be looked over by the Town's Engineer and signed off on.

### **Amended Zoning Law for Solar Arrays**

A copy of the Final Draft of the Amended Zoning Law for Solar Arrays was handed out to all PB members in attendance. Paul (Town Supervisor) asked that each member receive a copy. PB members were also invited to attend the next workshop concerning the solar arrays.

### **Minutes**

*Motion made to wait on approving the minutes from January 26, 2016 until the next meeting so more members were present, made by Arnie Cavallaro. Seconded by Ken Elsbree. All in favor: 3, opposed: 0, motion carried.*

*Motion made to close the meeting at 7:17pm made by Bud Bear. Seconded by Ken Elsbree. All in favor: 3, Opposed: 0, motion carried.*