

Town of Greenville

TOWN BOARD MEETING

TENTATIVE AGENDA

June 20, 2016

6:30 pm Public Hearing, Zoning Law as it relates to Solar Arrays, followed by bill paying, with Regular monthly meeting to follow

Approval of minutes: 5/16/16

OLD BUSINESS

- a) Rescue Squad
- b) Highway
- c) Buildings and Grounds
- d) Code Enforcement
- e) Sewer
- f) Water
- g) Recycling
- h) Assessor
- i) Planning Board
- j) Dog Control Officer
- k) Beautification Committee

NEW BUSINESS

- a) Fee schedule revisions
- b) Adopt revised Zoning Law related to Solar
- c) Town wide Yard sale weekend ~ July 8th, 9th, and 10th
- d) Registered Municipal Clerk designation ~ J.Park
- e) Misc

Open Meeting

Supervisors Report

Upcoming scheduled Town Board meetings:

Regular Town Board meeting: July 18, 2016 at 7:00 pm

**TOWN OF GREENVILLE
LOCAL LAW # 1 OF 2016
AMENDING ZONING LAW TO CREATE REGULATION AND APPROVAL
STANDARDS FOR SOLAR ARRAYS**

**ARTICLE V. K.
Private solar array.**

A. Purpose and intent.

(1) The purpose of these regulations is to balance the potential impact on neighbors where private solar arrays may be installed near their property while preserving the rights of property owners to install private solar arrays without excess regulation. These regulations are not intended to override the New York State Agriculture and Markets Law.

(2) Solar energy is a renewable and nonpolluting energy resource that can prevent fossil fuel emissions and reduce energy load. Energy generated from solar energy systems can be used to offset energy demand on the grid when excess solar power is generated.

B. Applicability.

(1) The requirements herein shall apply to all private solar array installations modified or installed after the effective date of this section.

(2) Private solar array installations for which a valid building permit has been properly issued, or for which installation has commenced before the effective date of this section, shall not be required to meet the requirements of this section, except in accordance with Subsection D, Safety, found herein this section. Any modification, expansion or alteration to an existing private solar array shall only be permitted in accordance with this section.

(3) All private solar arrays shall be designed, erected and installed in accordance with all applicable codes, regulations and industry standards as referenced in the New York State Building Code.

C. Permitting.

(1) Rooftop and flush-mounted solar arrays are permitted in all zoning districts in the Town of Greenville subject to the following conditions:

(a) Building permits shall be required for installation of all rooftop and flush-mounted solar arrays.

(b) Height limitations for structures found in Article IV, Use, Area and Bulk Regulations, shall apply.

(c) Rooftop and flush-mounted solar arrays are permitted on the following structures:

[1] All principal structures.

[2] All accessory structures that meet the principal structure setbacks as required in each zoning district.

(d) Rooftop units must be three feet from any chimney and shall not be permitted on any roof overhangs.

(e) Any private solar array attached to a pitched roof shall not extend more than three feet from the surface of the angle of the roof.

(2) Ground-mounted racks and freestanding private solar arrays are permitted as an accessory structure in all zoning districts in the Town of Greenville subject to the following conditions:

(a) Building permits shall be required for installation of all ground-mounted and freestanding private solar arrays except in the Hamlet and General Commercial Districts, where same shall not be allowed.

(b) Special use permit from the Planning Board is required for all ground-mounted racks and freestanding arrays greater than 10 feet in height or greater than 20 feet in length or if the solar array surface area is greater than 200 square feet in the aggregate in all residential zoning districts. All other ground-mounted racks and freestanding arrays shall follow the standard building permit process.

(c) All ground-mounted racks and freestanding arrays shall have a maximum height of 20 feet from ground elevation.

(d) All ground-mounted racks and freestanding arrays installed in the side or rear yards shall comply with the setback requirements for a principal structure found in Article III.C. Schedule B, Town of Greenville Dimensional Standards.

(e) Arrays may be installed in any front yard but shall not be less than 75 feet from the front property line and shall require a special use permit.

(f) Arrays shall be located in a manner that reasonably minimizes shading of adjacent property while still providing adequate solar access for arrays.

D. Safety.

(1) All private solar arrays must obtain a building permit and shall be designed to be and installed to be in conformance with the New York Uniform Fire Prevention and Building Code Standards that are applicable when the building permit is issued.

(2) If solar storage batteries are included, they must be placed in a secure container or enclosure meeting the requirements of the New York State Building Code when in use. When they are no longer in use, they shall be disposed of in accordance with the laws of New York State Fire Prevention and Building Code and local laws of the Town of Greenville and any other applicable laws or regulations.

(3) Glare and heat. No unreasonable glare or heat shall be produced that is perceptible beyond the boundaries of the lot on which such use is situated.

ARTICLE V. L.

Commercial solar array.

A. Purpose and intent.

(1) The purpose of these regulations is to provide commercial solar arrays through performance criteria that balance the unique characteristics of each site. Commercial solar arrays are only allowed in the Rural Residential/Open Space (RR), Low Density Residential (LR), Highway Commercial (HC) and Planned Development District (PDD) zones.

(2) In any instances where specific permitted uses, area, or height standards, development guidelines and/or review procedures specifically set forth in this section conflict with any other general provision or requirements of the Zoning chapter, the particular provisions set forth herein shall take precedence and control.

B. Bulk and area requirements. The following dimensional requirements shall apply to all commercial solar arrays:

(1) Height.

(a) All commercial solar arrays shall have a maximum height of 20 feet from ground elevation.

(b) All buildings and accessory structures associated with the commercial solar arrays shall have a maximum height of 35 feet, excluding the solar array.

(2) Setback. All commercial solar arrays and associated buildings, accessory structures and equipment shall have a minimum front yard setback from the centerline of the road of 100 feet and a side and rear yard setback of 75 feet. ~~any property line of 200 feet.~~

(3) Lot coverage.

(a) Impervious surface lot coverage. All commercial solar arrays and associated accessory structures and equipment shall utilize a maximum of 52% impervious lot coverage. The Planning Board shall have the discretion to reduce such percentage based upon the topographic and/or geographic conditions found on the proposed site.

(b) Pervious surface lot coverage. All commercial solar arrays and associated accessory structures and equipment shall utilize a minimum of 80% permeable lot coverage.

C. General provisions.

(1) Site plan. All commercial solar arrays shall provide a site plan in accordance with Article IX of this Zoning Law.

(2) Signage. All signage shall be provided as part of site plan review and shall be in accordance with Article V. I. of this Zoning Law.

(3) Visual.

(a) Commercial solar arrays shall be sited in a manner to have the least possible practical visual effect on the environment.

(b) A visual environmental assessment form (Visual EAF), landscaping plan and visual assessment report, including appropriate modeling and photography assessing the

visibility from key viewpoints identified in the Visual EAF, existing tree lines, surrounding topography, and proposed elevations shall be required.

(c) Landscaping, screening and/or earth berming shall be provided to minimize the potential visual impacts associated with the commercial solar arrays and its accessory buildings, structures and/or equipment. Additional landscaping, screening and/or earth berming may be required by the Town Board and/or the Planning Board to mitigate visual and aesthetic impacts.

(d) Any associated structure shall be screened, placed underground, depressed, earth bermed or sited below the ridgeline to the greatest extent feasible, particularly in areas of high visibility.

(4) Lighting. A lighting plan shall be required. No commercial solar arrays shall be artificially lighted unless otherwise required by a federal, state or local authority. Exterior lighting may be provided for associated accessory structures and access entrances as may be determined appropriate for security purposes only.

(5) Utilities. The applicant shall provide written confirmation that the electric grid has the capacity to support the energy generated from the commercial solar arrays. Electrical and land-based telephone utilities extended to serve the site shall be underground.

(6) Access. The applicant shall indicate on a site plan all existing and proposed access to the site, including road, electric power, emergency access, land-based telephone line connection, and other utilities existing and proposed within the property boundaries of the proposed location. Existing roadways shall be used for access to the site whenever possible and determined acceptable by the Planning Board through site plan review.

(7) Glare and heat. No unreasonable glare or heat shall be produced that is perceptible beyond the boundaries of the lot on which such use is situated.

(8) Ownership. In the case of an application for a commercial solar array to be located on private lands owned by a party other than the applicant or the Town, a copy of the lease agreement with the property owner shall be filed with the Building Department.

(9) Proof of insurance. The applicant and the owner of the property where the commercial solar array is to be located shall file with the Building Department proof of insurance in a sufficient dollar amount to cover potential personal and property damage associated with construction and operation thereof.

(10) Security provisions. Each site shall have a minimum of an eight-foot security fence to prevent unauthorized access and vandalism to the commercial solar arrays and a security program for the site as approved by the Planning Board during site plan review.

(11) Noise. Noise-producing equipment shall be sited and/or insulated to minimize noise impacts on adjacent properties as approved by the Planning Board during site plan review.

(12) Documentation from the utility company, verifying that the commercial solar array is active, shall be provided annually to the Town of Greenville Building Department.

(13) Required sureties for construction, maintenance and removal of commercial solar arrays.

(a) Construction and maintenance. Prior to the issuance of a building permit for the commercial solar arrays and any associated accessory structures, the applicant shall post a surety in an amount and form acceptable to the Town for the purposes of

construction and maintenance. The amount shall be up to 20% of the construction value. Acceptable forms shall include, in order of preference: cash; letter of credit; or a bond that cannot expire; or a combination thereof. Such surety will be used to guarantee compliance with the conditions of the approval for the commercial solar array. If the owner of the site fails to comply with any conditions of the approval during construction or as part of the long-term maintenance of the site, all costs of the Town incurred to comply with conditions of the approval shall be paid using the surety provided by the applicant. Failure to comply with the conditions of the approval or to maintain an acceptable level of surety will result in revocation of the certificate of ~~occupancy~~compliance.

(b) Removal. The commercial solar arrays, including any accessory structures and/or equipment, shall be dismantled and removed from the site when the commercial solar array has been inoperative or abandoned for two years. As a condition of the certificate of compliance, applicants shall post a surety in an amount and form acceptable to the Town for the purposes of removal or abandonment. The amount shall be up to 20% of the construction cost. Acceptable forms shall include, in order of preference: cash; letter of credit; or a bond that cannot expire; or a combination thereof. Such surety will be used to guarantee removal of the commercial solar array should the system be abandoned. Abandonment shall be assumed by the Town if the annual documentation as required in C. (12) above, is not provided by the owner, applicant or lessee for two consecutive years to the Town of Greenville Building Department. The Town Building Inspector shall then provide written notice to the owner to remove the commercial solar array, and the owner shall have two years from written notice to remove the commercial solar array, including any associated accessory structures and/or equipment, and restore the site to a condition approved by the Planning Board. If the owner, applicant or lessee fails to remove any associated structures or restore the site to the condition approved by the Planning Board, all costs of the Town incurred to comply with this condition shall be paid using the surety provided by the applicant.

Town of Greenville FEE SCHEDULE

(Effective 01/01/2011 ~ Rev. 5/2013, 12/2014, 4/2015 & last re-adopted 6/20/16)

RESIDENTIAL BUILDING PERMIT	\$0.25 x _____ square feet
(includes buildings, decks, porches, additions, and manufactured housing)	
COMMERCIAL BUILDING PERMIT	\$0.40 x _____ square feet
(includes buildings, decks, porches, additions, and manufactured housing)	

RESIDENTIAL ACCESSORY BUILDING	\$0.125 x _____ sq.ft	
AGRICULTURAL BUILDING WITH LETTER	\$50	
TITLE SEARCH	\$50	
CHIMNEYS & WOOD BURNING APPLIANCE	\$50	
DEMOLITION	\$50	
SEPTIC SYSTEMS (new and replacement)	\$50	
SWIMMING POOLS (above and in-ground)	\$50	
COMMERCIAL SITE PLAN REVIEW	\$250	
NON-COMMERCIAL SITE PLAN REVIEW	\$100	
ANNEXATION OR LOT LINE ADJUSTMENT	\$100	
TWO LOT SUBDIVISION	\$200	
MAJOR SUBDIVISION	\$300 plus \$25 per lot	
SPECIAL USE PERMIT	\$150	
CHANGE OF USE	\$50	
SIGNS: ON SITE	\$25	
SIGNS: OFF SITE	\$50	
COMMERCIAL, TRANSMITTING, TELECOMMUNICATIONS OR TOWER	\$2,000	
ANNUAL FEE		\$2,000
ANY UTILIZATION OF EXISTING TOWER	\$1,000	
ANNUAL FEE		\$1,000
PERMIT RENEWAL every 12 months	50% of original cost	
CERTIFICATE OF APPROPRIATENESS	\$50	
ZBA VARIANCE OR INTERPRETATION	\$75	
APPLICATION FOR ROAD DEDICATION	\$750	
PEDDLER'S PERMIT	\$25	
MASS-GATHERING PERMIT	\$25	
GARAGE SALE PERMIT for sale # 4,5, and 6	\$10	
RENOVATIONS: RESIDENTIAL Cost estimate	\$1,000 - \$5,000	\$50
	\$5,001 - \$15,000	\$100
	\$15,001 - \$25,000	\$150
	Above \$25,001	\$250
RENOVATIONS: COMMERCIAL Cost estimate	under \$10,000	\$100
	\$10,001 - \$20,000	\$150
	\$20,001 - \$50,000	\$250
	Above \$50,001	\$400

***MINIMUM BUILDING FEE = \$50**

Greenville Town Yard Sale

July 8th, 9th & 10th

Hold a sale at your house or on
the Cultural Arts Center lawn



Return this form by July 1st to get on the map

Name: _____

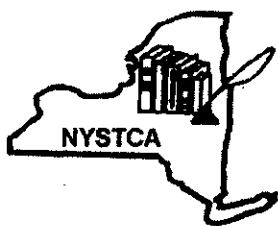
Location of Sale: _____

Note: If you wish to have a 10'x10' spot on the lawn of the Cultural Arts Center (next to the library on Route 32) please enclose a check for \$10 per day or \$25 for all three days made payable to Community Partners of Greenville.

Telephone Number (not to be published): _____

Days Holding a Sale (check all that apply): July 8 July 9 July 10

*Return this form, along with your check if applicable, to Greenville Yard Sale, c/o Supervisor Paul Macko, Pioneer Hall, P.O. Box 38, Greenville, NY 12083. There is NO COST if you are not renting a spot. All forms must be received by **July 1st** in order for your sale to be printed on the free map. Maps will be made available at Pioneer Hall, at local businesses and online.*



New York State Town Clerks Association, Inc.

Linda M. Gilbert, RMC, CMC
President

Town of Caroga

PO Box 365

Caroga Lake, NY 12032

Phone: 518-835-4211 ext. 21

Cell: 518-774-4953 Fax: 518-835-4037

Email: lgilbert4@nycap.rr.com

FIRST VICE PRESIDENT

Lisa Cooper, RMC, MMC
Town of Sterling
1290 State Rt. 104A
Sterling, NY 13156

March 31, 2016

SECOND VICE PRESIDENT

Susan A. Haag, RMC, MMC
Town of Austerlitz
PO Box 238
Spencertown, NY 12165

Paul J. Macko, Supervisor
Town of Greenville
PO Box 38
Greenville, NY 12083

THIRD VICE PRESIDENT

Bambi Avery, RMC, MMC
Town of Dryden
93 East Main Street
Dryden, NY 13053

Dear Mr. Macko:

SECRETARY

Lisbeth Fumagalli RMC, CMC
Town of Bedford
321 Bedford Road
Bedford Hills, NY 10507

On behalf of the New York State Town Clerks Association, it is my honor and pleasure to inform you that Jackie Park, Town Clerk, has been awarded this Association's certification as a Registered Municipal Clerk. This prestigious award recognizes the professional competency of Ms. Park in fulfilling the responsibilities of her office. Certification is granted only after an applicant has demonstrated that they have met the stringent education and experience requirements established by NYSTCA.

TREASURER

Kathi A. Rickman, RMC, MMC
Town of Hamlin
1658 Lake Road
Hamlin, NY 14464

The New York State Town Clerks Association was founded in 1982 and is dedicated to promoting the professional development of Town Clerks across the state as administrative leaders. Membership offers Town Clerks and their Deputies encouragement, specialized assistance and continuing education relevant to professional and personal improvement that will enhance their ability to serve their constituency.

EX-OFFICIO

Christian G. Sampson, RMC, CMC
Town of Ramapo
237 Route 59
Suffern, NY 10901

We are very pleased to have Jackie as a member of our Association and deeply appreciate your encouragement of her involvement with the Association and the Registered Municipal Clerk program. It reflects your understanding of the purpose of our Association and your commitment to professional growth and development.

DISTRICT DIRECTORS

- #1 Sundy Schermeyer
Diane Wilhelm
- #2 Barbara Dawes
Michelle Stancati
- #3 Corina Pascucci
Kimberly Pinkowski
- #4 Donna Combs
Deborah O'Rourke
- #5 Ann Christmas
Michelle Bouchard
- #6 Suzanne Reymers
Karen Snyder
- #7 Tammy Vazzose
- #8 Virginia Ignatowski
Vickie Draper
- #9 Laurie Fuller
Connie Maguire
- #10 Allison Dispense
Dawn Izydorczyk

We have notified your local newspaper of this award. An article on this accomplishment is a great opportunity to make your residents aware of the hard work and dedication that makes local government successful, and I hope you will encourage them to find out more about the people that make that happen.

Congratulations to the Town of Greenville on having your Town Clerk, Jackie Park, achieve the prestigious designation of "RMC".

Very truly yours,

Linda M. Gilbert, RMC, CMC
President, NYSTCA

Town of Greenville
Building Department
Monthly Report

Month Of MAY 2016

Building Permits: New 7

 Additions

Inspections 18

Title Searches: 4

Septic Permits: 1

Fire Calls:

Violations: 4

Notes:

Office of the Assessor

Gordon W. Bennett, IAO

Ph: 518-966-5055x3

Fx: 518-966-4108

gwb81560@gmail.com

June 20, 2016

RE: June Monthly Report

Grievance

Grievance Day was held May 31st. The BAR met from 4:00 – 8:00pm. Nine complainants were heard. There was another 3 property owners that mailed in their forms, for review by the BAR. There were a total of 26 determinations made. The determination notices were sent out to each property owner on June 6th.

Final Tax Roll 2016

The Final Tax Roll for 2016 was uploaded to NexxLinx on June 8th. We should be receiving the new roll by the end of the month.

**Town of Greenville Town & County 2016
Collection Summary**
Batches 1 thru 93

District:	Taxes Collected:	Penalty:	Surcharge:	Notice Fee:	Remaining Uncollected:
Town & County 2016	3492966.07	7189.21	0.00	42.00	584152.21
Totals:	3492966.07	7189.21	0.00	42.00	584152.21

Collection Statistics:

Number of Postings:	2269
Percentage Collected:	86%
Number of Adjustments:	0
Number of Voids:	18
Number of Returned Payments:	9
Number Refunded Duplicate Pmnts:	8
Notice Handling Fees Collected:	42.00
Received Via:	
On-Line:	46
Mail:	1675
Counter:	539

Cash:	70635.04
Check:	3355002.30
Other:	74597.57
Total:	3500234.91
Minus Duplicate/Over Payments:	
	7.63
	3500227.28
<hr/>	
Taxes:	3492966.07
Penalty:	7189.21
Surcharge:	0.00
Ret. Check Fees:	30.00
Notice Fees:	42.00
Total:	3500227.28
Minus Direct / Under Payments:	
0 Direct:	0.00
0 Under:	0.00
	3500227.28

Other Payment Type Breakout:

Credit Card:	2	4240.57
Online Payment:	46	70357.00

James Farris
6-1-16

Account#	Account Description	Fee Description	Qty	Local Share
A 1255	MARRIAGE LIC.	MARRIAGE LICENSE FEE	1	7.50
			Sub-Total:	\$7.50
A 2130	MISC. FEES	Recycling	15	3,019.00
			Sub-Total:	\$3,019.00
A 2555	PERMIT FEES	Building	7	750.00
			Sub-Total:	\$750.00
A 2590	PERMIT FEES	Sewer	1	50.00
			Sub-Total:	\$50.00
A1255	Conservation	Conservation	9	17.68
			Sub-Total:	\$17.68
A1603	Registrar Fees	Certified Copies	16	160.00
			Sub-Total:	\$160.00
A2544	Dog Licensing	Female, Spayed	16	144.00
		Female, Unspayed	7	119.00
		Male, Neutered	26	234.00
		Male, Unneutered	7	119.00
		Replacement Tags	4	0.00
	Late Fee	Late Fee	2	50.00
	Seniors, 65 and older	Seniors, 65 and older	9	-27.00
			Sub-Total:	\$639.00
			Total Local Shares Remitted:	\$4,643.18
Amount paid to:	NYS Ag. & Markets for spay/neuter program			84.00
Amount paid to:	NYS Environmental Conservation			302.32
Amount paid to:	State Health Dept. for Marriage Licenses			22.50
Total State, County & Local Revenues:		\$5,052.00	Total Non-Local Revenues: \$408.82	

To the Supervisor:

Pursuant to Section 27, Sub 1, of the Town Law, I hereby certify that the foregoing is a full and true statement of all fees and monies received by me, Jackie Park, Town Clerk, Town of Greenville during the period stated above, in connection with my office, excepting only such fees and monies, the application of which are otherwise provided for by law.

Paul J. Macko 6/1/16
Supervisor Date

Jackie Park 6-1-16
Town Clerk Date

MONTHLY STATEMENT OF SUPERVISOR

To the TOWN BOARD of the TOWN OF GREENVILLE

Pursuant to Section 119 of the Town Law, I hereby render the following detailed statement of all moneys disbursed by me, as Supervisor, during the month of May, 2016

MONTHLY STATEMENT OF SUPERVISOR

To the TOWN BOARD of the TOWN OF GREENVILLE

Pursuant to Section 119 of the Town Law, I hereby render the following detailed statement of all moneys received by me, as Supervisor, during the month of May, 2016

DISBURSEMENTS		RECEIPTS	
FUND OR ACCOUNT	AMOUNT EXPENDED	SOURCE	AMOUNT RECEIVED
general Fund		General fund	
payrolls 17-22m	39856.20	interest	129.38
employee benefits	9242.01	clerk deposit	2809.08
abstract #5	12586.45	court fees	3980.00
	-----	msc. fees	350.00
	\$61,684.66	cable commision	13761.62
		mort. tax	27239.51
Highway Fund			0-----
payrolls 17-22	20813.04		\$47,369.59
employee benefits	7527.76	Highway Fund	
abstract #5	12031.76	interest	148.05
	-----	fuel reimbmt.	7260.33
	\$40,372.56		-----
Library Fund			\$7,408.38
payrolls 17-22m	8551.98	Library Fund	
employee benefits	1446.45	interests	2.12
abstract #5	4760.39	monthly dep.	1769.20
	-----		-----
	\$14,758.82		\$1,771.32
Water Fund		Water Fund	
payrolls 17-22	4012.26	interest	24.68
employee benefits	959.93	metered sales	13656.00
abstract #5	4354.91		-----
	-----		\$13,680.68
	\$9,327.10	Sewer Fund	
Sewer Fund		interest	27.74
abstract #5	\$679,626.86	EFC funds	465,878.97
inc. cap Proj		(cap proj)	19470.22
		fees	-----
			485,376.93
TOTAL	\$805,770.00	TOTAL	555,606.90

Dated: May 31, 2016

Town of Greenville

Supervisor

Dated: May 31, 2016

Town of Greenville

Superv