

Town of Greenville

Zoning Board of Appeals
Town Hall, Pioneer Bldg.
PO Box 38,
Greenville, NY 12083

Public Hearing

April 16, 2013

Attendees: Sandy Garden, Tom Vance, Joan Smith, John Ingalls, Tal Rappleyea, Town Attorney and Lise Vander Pyle, Secretary.

Guests: Brian Wickes

Pledge of Allegiance

6:10 pm Motion to open meeting by: Joan Smith.

Seconded by: Sandy Garden

All in favor: 4, Opposed: 0, Motion carried.

Motion to accept the minutes for February 12, 2013 by Joan Smith,

Seconded by: Sandy Garden

All in favor: 4, Opposed: 0, Motion carried

Motion to accept minutes from January 15, 2013 by Sandy Garden

Seconded by: Joan Smith

All in favor: 4, Opposed: 0, Motion carried

Applicant, Brian Wickes representing HWG, Inc. for Area Variance, Parcel Id. #: 12.04-3-20
Applicant presented Zoning Board with proof of Notice of Public Hearing to abutting properties.

ZBA members were presented with plans and site plan by Mr. Wickes.

Tom Vance asked about specifics for the two area variances.

The first variance is for the front of the building facing State Route 32 is for a 20 X 32 patio area with a porch roof to be extended from the building consisting of 65% variance.

The second variance is for the north side of the building for an entrance, dry storage and refrigeration/cooler. This would require 100% variance from the north east corner tapering back in a westerly direction of 6 feet.

Discussion ensued regarding parking spaces, the porch area and DOH requirements for sewage.

A motion to open the Public Hearing was made by: Joan Smith

Seconded by: Sandy Garden

All in favor: 4, Opposed: 0, motion carried.

Mr. Wickes would like to keep the entrance on the front N.W. corner of the building. He wants to stay out of the fire lane. He intends to remove the electric pole and move Tommy's Hot Dog trailer to be as near as parallel to the N.W. corner of the building. The building will be vinyl sided with the appearance of cedar shake shingles and have a stone facade base, the roof is to be removed and a new peaked roof to be put on the building. The aesthetics of the building is to be similar to Kelly's Pharmacy. The concrete patio will be stamped. The front of the building has a 35 foot right of way to State Route 32.

A motion to close the Public Hearing was made by: John Ingalls
Seconded by: Joan Smith
All in favor: 4, Opposed: 0, Motion carried

The Zoning Board completed the SEQRA form and Chairman, Vance signed.
The Zoning Board completed the Notice Action form to be signed by the Chairman, Tom Vance. Secretary is to type up Notice of Action form for Chairman to review and sign.
The Notice of Action with original application to be filed with Town Clerk and copies to be sent to Greene County Planning Department, applicant, Town Board, ZEO, and Planning Board by secretary.

A motion to grant HWG, Inc. two variances for the side and rear was made by: Sandy Garden.
Seconded by: Joan Smith
All in favor: 4, Opposed: 0, Motion carried.

Motion to close meeting was made by: Joan Smith
Seconded by: Sandy Garden
All in favor: 4, Opposed: 0, Motion carried