

Town of Greenville Planning Board

PO Box 38
Greenville, NY 12083

January 8, 2020

Minutes

Attendees: Planning Board Members: Don Teator, Bud Bear, Ken Elsbree, Debra Danner, Will Bardel, Brian Wickes, and PB Clerk: Hope Nugent.

Guests: Todd Woodard, Maria Piano, Angel Wang, Ian Burton and Jerry Smith

Meeting opened by Don Teator at 7:00 pm with the Pledge of Allegiance

Todd Woodard – Possible Altered Lot Line – 51.00-3-30.12 & 51.00-3-30.2

Mr. Woodard was present tonight to ask the Board if he would be able to alter the lot line of his 2 properties on Sunny Hill Road. One of the parcels is land locked so the change would allow access to the parcel. The Board felt there would be no problem with the lot line change as there is the correct road frontage and lot size for both parcels.

Motion to Declare Lead Agency was made by Deb Danner. Seconded by Brian Wickes. All in favor: 5, Opposed: 0, motion carried.

Don reviewed Part 2 of the short form SEQR with the Board.

Motion to declare Neg. Dec. was made by Ken Elsbree. Seconded by Bud Bear. All in favor: 5, Opposed: 0, motion carried.

Motion to waive a Public Hearing was made by Bud Bear. Seconded by Ken Elsbree. All in favor: 5, Opposed: 0, motion carried.

Motion to approve Altered Lot Line was made by Deb Danner. Seconded by Ken Elsbree. All in favor: 5, Opposed: 0, motion carried.

Angel Wang – Special Use Permit - Event Venue – 11.00-4-14

Ms. Wang was present tonight with Ian Burton, who works for Tighe Bond Engineering. Mr. Burton stated that Ms. Wang has decided to put up a tent on the property where an old in ground swimming pool was instead of the pavilion that was discussed at prior meetings. Ms. Wang stated that she would only be hosting the wedding party, up to 10 people, in the house at any given time. Mr. Burton reviewed the new plans with the Board that show where the tent would be located as well as portable bathroom trailers and a tent for any potential caterers. Mr. Burton also reviewed the parking for the Board which would consist of 49 regular spots across the road from the house and 2 handicap spaces near the tent that would access a driveway which is already on the property north of the house. Mr. Burton stated that they would need to have a new larger culvert pipe put in for easier access. He has already spoken to a member of the highway department.

The Board had a few concerns: when would first event be, no on street parking, noise reduction from generators used, parking drainage in lot across from venue, and lighting in and around the parking area, crosswalk for those in parking area, hours of operation.

Ms. Wang stated that the first event would be in September with her wedding and that the music would end by 11pm. A shuttle service would be provided so that there would not be any street parking. Mr. Burton stated that the drainage for the parking area is fine and that they would be using temporary lighting in the area as well as the area around the tent. He also stated that he would contact someone from the highway department in regards to a possible crosswalk. If unable to do a crosswalk they would have temporary signs made.

The Board reviewed what conditions would need to be addressed to move forward. Those conditions were: Septic, a letter is needed from the Code Enforcement Officer as well as DOH saying that septic is adequate to handle the amount of people. Noise, will need plantings or fencing to block the noise from the generators used. Lighting, any lighting should be hooded and pointed downward, preferably off the back of the barn located near the parking area. Ms. Wang and Mr. Burton stated that they will address the concerns for the next meeting.

Mr. Burton stated that since Ms. Wang was going to be using a tent that he believes that the SEQR could now be a short form instead of the original long form. The Board agreed that the short form SEQR could be used.

Motion made to schedule a Public Hearing on February 5, 2020 for the Special Use Permit for Angel Wang was made by Ken Elsbree. Seconded by Bud Bear. All in favor: 5, Opposed: 0, motion carried.

Motion to schedule a Public Hearing on February 5, 2020 for the Subdivision for Vincenzino Crudele was made by Brian Wickes. Seconded by Ken Elsbree. All in favor: 5, Opposed: 0, motion carried.

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Motion made to approve the minutes from December 4, 2019 was made by Bud Bear. Seconded by Ken Elsbree. All in favor: 5, Opposed: 0, motion carried.

Close Meeting

Motion made to close the meeting at 8:09 pm made by Debra Danner. Seconded by Ken Elsbree. All in favor: 5, Opposed: 0, motion carried.