

Town of Greenville Planning Board

PO Box 38
Greenville, NY 12083

October 7, 2020

Minutes

Attendees: Planning Board Members: Don Teator, Bud Bear, Ken Elsbree, William Bardel by phone, Attorney: Tal Rappleyea by phone and PB Clerk: Hope Nugent.

Guests: 5 audience members and Chuck Holtz by phone

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

Robert & Janet Goldsbary – Subdivision – 12.00-2-22

Al MacDonald is here representing the Goldsbary's tonight. He reviewed the subdivision of their 56 acre parcel into 2 lots. The largest lot being 53 acres and the smallest being 2.8 acres. The house would be located on the 2.8 acre parcel. He stated that there is a note on the new map that states the former driveway would not be accessed by the existing house. An audience member asked about building on a 2 acre lot. Don stated that the zoning for this area allows it.

Motion to open Public Hearing at 7:12 was made by Bud Bear. Seconded by Will Bardel. All in favor: 3, Opposed: 0, motion carried.

Don asked for any comment from the floor – there were none

Motion to close Public Hearing at 7:13 was made by Bud Bear. Seconded by Will Bardel. All in favor: 3, Opposed: 0, motion carried.

Don reviewed the subdivision with the Board and all were fine with the subdivision with the new notes. Ken and Don reviewed the SEQRA for the Board

Motion to declare Neg. Dec. was made by Bud Bear. Seconded by Ken Elsbree. All in favor: 4, Opposed: 0, motion carried.

Motion to approve subdivision was made by Ken Elsbree. Seconded by Bud Bear. All in favor: 4, Opposed: 0, motion carried.

James Kennedy & Samantha Dunkley – Subdivision 11.00-4-4.1

Al MacDonald is here representing the Kennedy/Dunkley's tonight. He reviewed the subdivision of their 19.524 acre parcel into 2 lots. The largest lot being 16.37 acres and the smallest being 3.15 acres. The largest parcel does have a house and barn located on it.

Motion to open Public Hearing at 7:15 was made by Will Bardel. Seconded by Bud Bear. All in favor: 4, Opposed: 0, motion carried.

Don asked for any comment from the floor – there were none

Motion to close Public Hearing at 7:15 was made by Ken Elsbree. Seconded by Will Bardel. All in favor: 4, Opposed: 0, motion carried.

Don reviewed the subdivision with the Board. Lot one is 3.15 acres, lot two is 16.37 acres, road frontage for both is acceptable.

Ken and Don reviewed the SEQRA for the Board

Motion to declare Neg. Dec. was made by Bud Bear. Seconded by Will Bardel. All in favor: 4, Opposed: 0, motion carried.

Motion to approve subdivision was made by Ken Elsbree. Seconded by Bud Bear. All in favor: 4, Opposed: 0, motion carried.

Charles Hotz for Otto Suwara – Subdivision – 12.04-2-3

Mr. Holtz was present tonight via phone to present the 2 lot subdivision of a 22 acre parcel located at the corner of Irving Road and State Route 32. The first lot would be 20 acres and the second lot would be 2 acres. Don stated that looking at the property that the “heel of the boot” was what was being subdivided out. Will asked Mr. Holtz what the access to the rest of the property would be after the subdivision. Mr. Holtz stated that there would still be approximately 240’ of access to the remainder of the property. Mr. Holtz was also asked if there were any wetlands on the property. Mr. Holtz stated that he would look in to it. Tal stated that the information could be located on the EAF mapper or with DEC. It was asked that Mr. Holtz return to the next meeting with a new map that had the full parcel with the subdivision included as well as any reference to potential wetlands.

Motion to declare Lead Agency was made by Bud Bear. Seconded by Ken Elsbree. All in favor: 4, Opposed: 0, motion carried.

Motion to declare the application as a two subdivision was made by Ken Elsbree. Seconded by Will Bardel. All in favor: 4, Opposed: 0, motion carried.

Motion to set Public Hearing for November 4, 2020 was made by Ken Elsbree. Seconded by Bud Bear. All in favor: 4, Opposed: 0, motion carried.

James Stryker & Mark Wilcox – Laundromat – 12.04-4-29

Mr. Stryker and Mr. Wilcox were present tonight to ask the Board why they have been told they cannot proceed with their project. They said that they have submitted their proposal with drawn plans which have cost them \$10,000 and they were told they couldn’t do the project due to cars being parked in the front of the building. Mr. Wilcox stated that they want a reason for the “no” they received. Tal stated the initial thought was that the proposal was just for a laundromat which is an allowed use, but the plans were submitted with the laundromat and two additional spaces. This is considered a shopping center according to the Zoning Law which Tal read and as such is not allowed in the Hamlet District. Mr. Stryker asked about subdividing the parcel and building on each piece. Don said that each parcel would need to be at least a ½ acre with sewer and water, and if they have a proposal to bring back to the Board they will review it. Mr. Wilcox stated that it looks like they are back to the drawing board. He also stated that it seemed as if the Planning Board did not want anything on that parcel. Mr. Stryker stated that they keep bring proposals to the Board and they keep getting turned down. Tal stated that all requirements need to be followed for any project. Don stated that the Special Use Permit also has its own requirements. Mr. Stryker stated that they hired an engineer, brought in new plans and are not being told what to do to fix the problem. Tal and Don again stated that all four sections of the Zoning Law have to be followed. They are: Site Plan Review, Special Use Permit, Historic Preservation, and Building Designs and standards. Mr. Stryker stated that the Board is just playing games and that Don needs to step down. Mr. Wilcox stated that they would go back to the drawing board and review all four sections of the Zoning Law. Don asked Tal who Mr. Wilcox and Mr. Stryker should talk to before they come back. Tal recommended that they speak with Mark Overbaugh, Code/Zoning Enforcement

Officer, about any new plans to make sure that they are acceptable before coming back before the Planning Board.

Minutes

Motion made to approve the minutes from September 2, 2020 was made by Bud Bear. Seconded by Ken Elsbree. All in favor: 4, Opposed: 0, motion carried.

New Business

Don told the Board that the new representative to the County Planning Board is now Bud Bear. Don asked what has happened since becoming the new representative. Bud stated that the County Planning Board has had one teleconference call that he participated in. They reviewed different projects that were presented to them as referrals.

Close Meeting

Motion made to close the meeting at 8:16pm made by Bud Bear. Seconded by Ken Elsbree. All in favor: 4, Opposed: 0, motion carried.