

Town of Greenville Planning Board

PO Box 38
Greenville, NY 12083

November 4, 2020

Minutes

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

Guests: Chuck Holtz, 5 audience members and 2 by phone

Meeting opened by Don Teator at 7:03 pm with the Pledge of Allegiance

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

Motion to open Public Hearing at 7:04 was made by Bud Bear. Seconded by Ken Elsbree. All in favor: 4, Opposed: 0, motion carried.

Mr. Holtz was present tonight for the 2 lot subdivision of a 22 acre parcel proposal located at the corner of Irving Road and State Route 32. The 2 acre parcel would be cut out of the South East corner of the main parcel which would be Irving Road.

Don asked for any comment from the floor: Questions asked were: How the property was zoned and what it is being used for? Is only boundary of property on Irving road? If public wants to view map where can they do that?

Mr. Holtz stated that the parcel is located at the corner of State Route 32 and Irving Road and is in the general commercial zoning. He also stated that he is not sure what the owner plans to do with the parcel he was just hired to survey it. The map would be on file with the Town if anyone would like to view it. Don stated that depending on what the owner decided to do with the parcel, it would have to adhere to what was allowable in general commercial zoning and depending on what that was it may come back before the Planning Board.

Motion to close Public Hearing at 7:16 was made by Ken Elsbree. Seconded by Bud Bear. All in favor: 4, Opposed: 0, motion carried.

Don reviewed the subdivision with the Board and stated that with the 2 acres being removed from the “heel of the boot” there is still a 200’ access to the upper end of the property. There are no wetlands on the property according to DEC; they are clustered on the adjacent parcel. Don was concerned about another possible subdivision in the future and if it raised concerns at this time as a possible major subdivision. Tal stated that this is a minor subdivision and if another subdivision should occur there is a look back period and this subdivision would be looked at before granting another. Don had questions about the SEQRA that he reviewed Mr. Holtz. They were question 9 and 13. Mr. Holtz stated that question 9 did not pertain to this subdivision and a yes to question 13 only applies to 13b which is why the answer was not filled out. Don agreed with Mr. Holtz.

Ken and Don reviewed the SEQRA for the Board.

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

Motion to approve 2 lot subdivision was made by Bud Bear. Seconded by Ken Elsbree. All in favor: 4, Opposed: 0, motion carried.

Minutes

Motion made to approve the minutes from October 7, 2020 was made by Bud Bear. Seconded by Ken Elsbree. All in favor: 4, Opposed: 0, motion carried.

Discussion

An audience member asked if anything had been done about the issues that had been mentioned to the Board previously about previous demolitions and zoning as well as light pollution. It was also mentioned that it was nice to see all the high school seniors acknowledged on the new school signs even though light pollution still needs to be discussed. Don and Bud stated that the issues mentioned are not Planning Board actions but Town Board actions. Don stated that he will write up the concerns in his report to the Town Board.

Close Meeting

Motion made to close the meeting at 7:43pm made by Jay Goodman. Seconded by Ken Elsbree. All in favor: 4, Opposed: 0, motion carried.