

Town of Greenville Planning Board

PO Box 38
Greenville, NY 12083

February 5, 2020

Minutes

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

Guests: Chuck Holtz, Angel Wang, Ian Burton, Code & Zoning Enforcement Officer Mark Overbaugh, Town Clerk Jackie Park, and 20 audience members

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

Public Hearing for Vincenzino Crudele represented by Chuck Holtz – Subdivision – 23.00-5-24

Mr. Holtz 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 open Public Hearing for the Subdivision for Vincenzino Crudele at 7:01pm was made by Ken Elsbree. Seconded by Brian Wickes. All in favor: 5, Opposed: 0, motion carried.

No comments from audience.

Motion to close Public Hearing for the Subdivision for Vincenzino Crudele at 7:02pm was made by Brian Wickes. Seconded by Ken Elsbree. All in favor: 5, Opposed: 0, motion carried

Motion to Declare Lead Agency was made by Deb Danner. Seconded by Ken Elsbree. 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 Bud Bear. Seconded by Ken Elsbree. All in favor: 5, Opposed: 0, motion carried.

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

Public Hearing for 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 house has 5 bedrooms so Ms. Wang would only be hosting up to 10 people, in the house at any given time. Mr. Burton reviewed the plans with the Board that show where the event tent would be located. Mr. Burton stated that they would place temporary crosswalk signs during events. He also reviewed that the lighting would be downward facing in the parking area on an 8-15' pole. Mr. Burton also reviewed the change in landscaping and fencing around the catering area.

Mark Overbaugh, Code Enforcement Officer, who was present tonight, stated that he reviewed the letter that Ms. Wang received from DOH and that the septic is adequate at this time as there is no increase in usage. Mr. Overbaugh also stated that there is a small culvert present in the upper driveway that Ms. Wang wants to enlarge, but the culvert would need to be increased.

Motion to open Public Hearing for the Event Space at 7:16pm was made by Deb Danner. Seconded by Ken Elsbree. All in favor: 5, Opposed: 0, motion carried.

Audience comments: Neighbors of Ms. Wang stated that they had concerns with the noise levels, parking near house and barn, drainage due to a new driveway, truck traffic and speed of traffic on road. Ms. Wang stated that the music would stop at 10:30pm and all guests would be gone from the premises by 11:00pm. Any trucks that would be on site for set up would be early in the morning. All parking for an event would be by the barn. There are no events planned for the barn and any event planned for the property would only be about once a month.

Motion to close Public Hearing at 7:30pm was made by Brian Wickes. Seconded by Bud Bear. All in favor: 5, Opposed: 0, motion carried

Motion to Declare Lead Agency was made by Ken Elsbree. Seconded by Bud Bear. All in favor: 5, Opposed: 0, motion carried.

Board discussion: After a discussion about the temporary signs, lighting, drainage, fencing and noise, the Board stated that what would still need to be addressed is the new culvert which would be replaced according to the Highway Department. Fencing and shrubbery would be placed along the north side of the property as well as along the house to help block any noise. Fencing/shrubbery would also be placed on the north side of the barn as well. For safety the Board would like no backing out of parking area on to Maple Ave.

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.

Return March 4th with updated drawings for approval.

Woodhouse Lodge – Amended Site Plan Review

Jon Kosich was present tonight representing the owners of the Woodhouse Lodge. Concerns have been raised that the owners of the lodge are now planning on operating as a full restaurant and not just a wine bar. Mr. Kosich stated that there have been no changes to the physical plans of the wine bar as stated in the previous Site Plan Review which had a kitchen area. Members of the Board stated that in the original application that the kitchen was only a caterer's kitchen and would only be used during events. According to the owners one of the requirements for their liquor license is that they have food available to their guests. After a brief discussion the Board made the decision to allow a modification to the original Site Plan Review. Tal, Town Attorney, made an amended Site Plan Review with new date and signature. The owners signed the amended Site Plan Review.

Motion to approve modification to Site Plan Review and also to include recapitulation of Neg. Dec. was made by Ken Elsbree. Seconded by Deb Danner. All in favor: 5, Opposed: 0, motion carried.

Cypress Creek – canceled

Cypress Creek representatives were not present tonight as it was determined that the Freehold solar project falls under the old zoning law which allows 18 months for the construction to begin on the site after approval. An audience member was concerned that the project had been sold to another company. The Board asked for any information to be given to Mark Overbaugh the Code Enforcement Officer.

Jim Stryker - Laundromat

Kaaterskill Associates was present tonight to represent Mr. Stryker. Engineered maps were brought before the Board that showed a 60 x 100' building with 3 retail spaces, parking and entrance to property off of State Route 32. The Board stated that the Engineer would need to speak with Mark Overbaugh, Code Enforcement Officer, before returning as all parts of the Site Plan Review, Special Use Permit and Historical Preservation would need to address in any building plans.

Minutes

Motion made to approve the minutes from January 8, 2020 was made by Brian Wickes. Seconded by Ken Elsbree. All in favor: 5, Opposed: 0, motion carried.

Close Meeting

Motion made to close the meeting at 8:46 pm made by Brian Wickes. Seconded by Ken Elsbree. All in favor: 5, Opposed: 0, motion carried.