

Town of Greenville Planning Board

PO Box 38
Greenville, NY 12083

March 4, 2020

Minutes

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

Guests: Angel Wang, Ian Burton, Code & Zoning Enforcement Officer Mark Overbaugh, Town Supervisor Paul Macko, and 12 audience members

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

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

Ms. Wang was present tonight with Ian Burton, from Tighe Bond Engineering. After last month's discussion about the temporary signs, lighting, drainage, fencing and noise, Ms. Wang returned tonight with the changes to the Special Use Permit that the Board had asked for. Mr. Burton stated that the new culvert would be replaced according to the Highway Department specifications. 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, a turnaround was placed near the catering site. It was suggested by the Board that where the crosswalk would be that a culvert be installed if necessary so that no one was walking in a ditch. As these changes were discussed at the public hearing, the vote does not require a new public hearing as per the Town Attorney.

Motion to Accept Special Use Permit was made by Deb Danner. Seconded by Ken Elsbree. All in favor: 5, Opposed: 0, motion carried.

Cypress Creek – Freehold Solar Extension of Special Use Permit

Cypress Creek representatives, Geoff Johnson and Doug Warden, were present tonight to ask for a 12 month extension as they are expecting to have construction done by October 2020 but the Special Use Permit expires August 2020. Tal reviewed the project for the Board and the audience. Mr. Johnson stated that due to the tree clearing needing to be stopped on April 1st due to the bats that the project would not be able to be completed by August when the Special Use Permit is due to expire. Mr. Johnson also stated that the reason for the 12 month extension was in case of any delays in getting any equipment for the project, etc...

Don reviewed the extension letter received from Cypress Creek as well as the Resolution for the Board and the audience members.

The Board asked if there were any changes to the original plan, if the company had been sold, decommissioning bond complete, and if any contact had been made with adjacent property owners.

Questions from the audience were: why didn't company start last year, when is decommissioning bond due, and what company is Clearway.

Mr. Johnson stated that the only change to the original plan was a minimal fence line move. They are working with the Army Corp. of Engineers on this, as a small wetland area was found which is why the fence needs to be moved slightly. The company has not been sold. Clearway Energy Group is a financing partner of Cypress Creek. Mr. Matthew, from Clearway will be the go to person to talk to and

Mr. Johnson stated that he will have him reach out to the adjacent landowners. Mr. Johnson stated that they didn't start the project last year as they were working with Delaware Engineering on the Safety Plan that was required. He also stated that the decommissioning bond will be complete before any work will begin.

Don asked Tal if there was a need for a new public hearing due to the requested extension. Tal stated that there are provisions in the zoning law for this type of circumstances so no need for a new public hearing.

Motion made to approve the 12 month extension of the previous Site Plan Review and Special Use Permit approval made by the Board as no substantial changes to the project design or conditions at the location, which requires no further Public Hearing but is contingent on the immediate filing of the Decommissioning Bond prior to tree felling was made by Ken Elsbree. Seconded by Bud Bear. All in favor: 5, Opposed: 0, motion carried.

Jim Stryker - Laundromat

Mark Wilcox and Kaaterskill Associates were present tonight to represent Mr. Stryker. Drawing were presented to show a building that is 60' x 100'. The laundromat would be 40'x 60' with 2 additional retail spaces being 20' x 60'. The parking area would be in front of the building. The building has a peaked roof with 3 gables for the storefronts. Siding will be cedar shake with a metal roof. DOT requires that a commercial entrance be off of SR 32 as there is no entrance off of Park Drive. The Board is concerned that having the parking lot in front of the building takes away from the historic look of the area, and that the building/plan is that of a strip mall. Tal stated that Mark Overbaugh, the Code Enforcement Officer, would need to make the determination on if it was a "strip mall". Don would like to see something that fits the community character better with the parking area hidden behind the building. Mr. Wilcox and Kaaterskill engineering stated that they have reviewed all the building types to try and meet the Town standards, what else does the Town need. Tal recommended that they meet with Mr. Overbaugh and find a plan that fits the community character.

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Motion made to approve the minutes from February 5, 2020 was made by Ken Elsbree. Seconded by Bud Bear. All in favor: 5, Opposed: 0, motion carried.

Close Meeting

Motion made to close the meeting at 8:35 pm made by Ken Elsbree. Seconded by Brian Wickes. All in favor: 5, Opposed: 0, motion carried.