

Town of Greenville Planning Board

PO Box 38
Greenville, NY 12083

March 3, 2021

Minutes

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

Guests: 5 audience members by phone

Meeting opened by *Don Teator at 7:05 pm*

Per & Greta Heidenberg – Subdivision – 14.00-1-14

Don stated that the Board has been presented with a subdivision of a 125 acre parcel that is on both sides of County Route 26. The piece of the parcel that would be subdivided off is approximately 32 acres and has borders with County Route 26 and Willowbrook Road. Don stated that when they get an application they either have a survey or a drawing and neither are included at this time. Lot sizes are acceptable for a subdivision. Don asked Tal how to proceed with parcels on either side of road. Can we do subdivision without a survey? Tal stated that even though it is a simple subdivision a survey would still be required. The survey can be done on just the piece being subdivided and not the whole 125 acre parcel. Don asked if there was any representation for the Heidenberg's tonight. No one was available so a letter would be sent to the Heidenberg's stating that they would need to do a survey of the small parcel and to have representation at the next meeting they would attend.

Discussion

Don asked Tal to discuss some information that had come to the attention of the Town Board. Tal stated that the Town Board was looking into the possibility of East Red Mill Road being designated as a Scenic Byway years ago. As the new zoning law states; nothing can be near a designated scenic byway. Tal has discussed with the lawyer for Cypress Creek about having Delaware Engineering continue. It was decided that as the escrow payment is in that the engineers will continue to move forward as the town and Zoning Enforcement Officer, Mark Overbaugh, look into the Scenic Byway. Bud stated that the State designated it in 1991, and asked if the Town needs to adopt it? Tal stated that this is what was being looked at to see if the Town had adopted it.

Don stated that as we are still moving forward, Will can forward all question and answers so far to Hope so that they can be sent to Delaware for their review. Ethan Winter from Cypress Creek asked if he could speak to the Board. He stated that Cypress Creek would be continuing to move forward and that they have sent out letters to the 12 neighbor's about visual impacts. They have spoken with the Vannuci's and Mott's and have talked about doing onsite visits with photos for a new rendering of the visual impact study. Ethan stated that due to COVID and not entering people's homes that the photos will be done with an elevated tripod. Don asked that the photos be taken to see the visual impact from the second story of the houses. Mr. Mott asked that if the scenic byway needs to be resolved, why is the engineer still moving forward and money still is being spent. Tal stated that as it is the applicant, Cypress Creek's money, they are well with in their rights to want to proceed.

Don asked if we should be attaching the list of questions that are being referred to into the minutes. Tal stated that this should be done so that they can be referenced.

Minutes

Motion made to approve the minutes from February 3, 2021 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 7:43pm made by Jay Goodman. Seconded by Bud Bear. All in favor: 5, Opposed: 0, motion carried.