

TOWN OF GREENVILLE PLANNING BOARD

May 11, 2010

Greenville Town Hall

MEETING CALLED TO ORDER AT 7:35 PM

PLEDGE

INTRODUCTIONS

Roll Call: Arnie Cavallaro/Chair, Brian Wickes/Vice Chair, Ken Elsbree, Orloff Bear, Jr., Don Teator/Alternate, Helena Kosorek/Secretary
Absent: James Barry/Alternate, Tal Rappleyea/Town Attorney,

Guests: William Pavlicin, Russell Carlson, Abby Carlson

OLD BUSINESS

CASE 2010-2 WILLIAM PAVLICIN RE: CASE RECORDS

4/27/10 ZONING BOARD OF APPEALS MINUTES WERE READ BY THE SECRETARY

Arnie Cavallaro said the reason this case had to go before the Zoning Board of Appeals was because it is a substandard lot. Mr. Pavlicin has paid the \$25 application fee and submitted the application.

The Board discussed that it was not clear what the wording for the lot size was. Arnie Cavallero stated if it was different that 1.0-1.2 then the variance could not be granted.

Motion to open public hearing: Don Teator

Second: Ken Elsbree

In Favor:5; Opposed:0; Abstain:0

Mr. Russell asked if the property could become a junkyard in the future. Arnie said it is not presently licensed and that there would have to be a request to change the use. Don Teator added right now there is no 'junkyard' definition in the present zoning.

Brian Wickes checked the town's zoning maps and the property behind Lou Kraker's property, that is Mr. Pavlicin's, is RR-residential rural. Mrs. Russell asked what was allowed there now and if it was rural residential or commercial.? Brian Wickes said it is R.R. Mr. Pavlicin's property is L.R.

Motion to close the public hearing: Don Teator

Second: Orloff Bear, Jr.

In favor:5; Opposed:0; Abstained :0

Don Teator read the Short Environmental Assessment Form with regard to 2-2010 and filled out the form for tax map 24.02-2-6 with the proposed action as a substandard lot

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subdivision. Date on the finished form was stated as 5/11/2010 and signed by Planning Board Chair, Arnie Cavallero and Mr. William Pavlicin.

Arnie Cavallero asked Mr. Pavlicin if he received anything from the Zoning Board of Appeals. He replied, "No".

Arnie Cavallero asked for a motion to appoint the Greenville Planning Board as the lead agency.

Motion for Greenville Planning board to be the lead agency: Brian Wickes

Second: Orloff Bear, Jr.

All in favor: 5; Opposed:0; Abstained: 0

Date on the finished form was stated as 5/11/2010 and signed by Planning Board Chair, Arnie Cavallero and Mr. William Pavlicin.

Arnie –"Do we have a motion to declare a negative declaration for 2010-2 ?"

Motion: by Don Teator

Second: Brian Wickes

All in favor: 5; Opposed:0; Abstained: 0

DISCUSSION- Arnie Cavallero with overview of what is still needed: As we approve this, the board needs a Mylar and 6 copies of the map, and the lot size should not be less than the lot size minimum of 1.0-1.2 acres. The board has not received the lot size information as yet.

Motion to approve a subdivision of William Pavlicin contingent upon the following conditions:

- 1) 6 maps and Mylar are to be presented to the Chair of the Planning Board for signature.
- 2) And that all conditions of variance from Zoning Board of Appeals are met.

Motion: Don Teator

Second: Ken Elsbree

All in Favor: 5 ayes

Opposed: 0; Abstained: 0

Note: Arnie Cavallero asked for and received for the Pavlicin file 2010-2:

Copy of check \$25

Short Environmental Assessment Form- completed and signed Negative Declaration

The mailings with return receipts sent out by Mr. Pavlicin for the 5/11/10 Public Hearing (Missing documents- Zoning Board of Appeals decision, any documents from the Zoning Board of Appeals regarding the Pavlicin subdivision, Greenville Planning Board has not received a copy of these as of this date.)

General Discussion

Arnie Cavallaro and Board discussed need for better communication between Planning Board and Zoning Board of Appeals. Suggested was a meeting of the Chairs of the Planning Board and The Zoning Board of Appeals, the Planning Board Secretary, and possibly the Town Clerk, Ronnie Campbell. The secretary is to arrange this.

Ken Elsbree suggested a one hour training, or a ½ hour training before or after the next meeting, to be conducted by the Town attorney, Mr. Rappleyea.

Minutes for 4/27/10 Planning Board meeting were re-read. Corrections will be made and distributed before the next Planning Board meeting for approval.

Secretary gave current mail to Arnie Cavallaro, the Chair, for opening and review.

Arnie Cavallaro –Motion to adjourn the meeting

Motion: Brian Wickes

Second: Ken Elsbree

All in favor: 5

Opposed: 0

Abstained: 0

Meeting adjourned 9:30p.m.