

TOWN OF GREENVILLE PLANNING BOARD

**July 27, 2010
Greenville Town Hall**

MEETING CALLED TO ORDER AT 7:30 PM

PLEDGE

INTRODUCTIONS

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

Guests: Gary Harvey, Lampman surveyor, Walter Kruppenbacher, Jonathan Weil, Percy Lampman, William Iotok, Thomas W. Fusario, Jahorul Liton, and Denise Warren, PLS, surveyor for Liton, Larry Cooke, Code Enforcement Officer

OLD BUSINESS

Case 2010 – 4 Lampman- 3 lot - Subdivision

Motion to open Public Hearing on Lampman- Don Teator

Second: Orloff Bear

Approved: 5; Abstained: 0; Motion Carried.

Gary Harvey, surveyor for Lampman, explained 99.85 acre parcel to be divided into four areas by an intersection. The desire is to have three parcels – 39.6 acres, 34.5 acres and 25.08 acres. Currently this is vacant and will remain so.

New additions on map presented to the board were wetlands and King Hill Cemetery (Losee Cemetery).

This is rural residential zone and can have 5 acre parcel with sufficient road frontage.

There were no questions presented by those present.

Motion to close public hearing – Don Teator

Second: Jim Barry

Approved: 5; Abstained: 0; Opposed: 0

Motion carried.

Owners on this property are: Walter G. Lampman, Wilford J. Lampman, Orwin V. Lampman and Percy F. Lampman. Also, Charles E. Lampman. Survey map is certified 7/21/10.

Reference deed dated 10/21/71.

Short Form SEQR- read by Don Teator and signed by Brian Wickes, Co Chair.

Motion for Negative Declaration- Ken Elsbree

Second- Don Teator

Approved: 5

Opposed: 0; Abstained:0; Motion Carried.

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Motion to approve minor subdivision of Lampman Property upon payment of park fee.

Note: park fee is \$5,000.

Motion: Don Teator

Second: Ken Elsbree

Approved:5; Abstained:0; Opposed:0

Motion carried.

Motion to approve 6/22/10 minutes – Don Teator

Second: Orloff Bear

Approved:4

Opposed: 0; Abstained:0;

Motion carried.

Liton/Ghani Case 2009-15

Denise Warren presented maps to board. Discussion on pump sizes, number and location. Larry Cooke, Code Enforcement Officer offered some comments. After this meeting an engineer has to present a formal plan to DEC and DOT. Checklist for site plan given to surveyor.

Proposed- three thousand gallon super gas tank

Three thousand diesel fuel tank

Twelve thousand gallon regular gas

Discussion-

Property size limitations were discussed. Ms. Warren asked how to proceed. Mr. Wickes stated the property is small and concern is distance to building. He stated he could not approve or disapprove anything. DOT and DEC have involvement.

Mentioned was RT. 32 was a state highway and a three rod road. Larry Cooke had spoken with Steve Sheppard and this has to be forwarded to DEC. If sewerage is changed that is controlled by the Department of Health.

A complete plan needs to be submitted to the Greenville Planning Board. In that full site plan is the detailed plan and a new application is needed as size of tanks have been changed.

Larry Cooke added SEQR form has to be sent to the state for #'s 1-10 and then it gets sent back to Greenville.

Brian Wickes stated a full site plan and detailed map with contours is needed. How will 100' long trucks get in and other traffic?

Ms. Warren can meet with Larry Cooke, Steve Sheppard, and Don Teator. She will call parties to set this up.

Ms. Warren asked to see Stewart's gas station plans. Secretary to find these plans.

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Mr. Fusario asked about the previous gas station. Larry Cook mentioned the high cost for environmental insurance and suggested the party look into the cost of this coverage.

What is needed then is an onsite DOT and DEC requirements and to check about the insurance cost.

Don Teator thanked Mr. Ghani for coming before the board and Larry Cooke for his comments.

NEW BUSINESS

No one appeared for the GNH matter and Mr. Rappleyea was not in attendance to present a letter on the matter.

DISCUSSION

Training dates available were discussed at Lake Placid.

Larry Cook said Camp Malka has to amend the original site because of the purchase of two properties which expand the campus.

Don Teator suggested the use of an easel or cork board to make visible plans to the audience during meetings. Leroy will be asked about these.

Motion to adjourn the meeting – Ken Elsbree

Second: Don Teator

Opposed: 0

Abstained: 0

Motion carried.

Meeting adjourned 9:08 p.m.