

TOWN OF GREENVILLE PLANNING BOARD

**November 23, 2010
Greenville Town Hall**

MEETING CALLED TO ORDER AT 7:36 PM

PLEDGE

INTRODUCTIONS

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

Guests: Larry Cooke, Code Enforcement Officer, Sal Santo and Elliott Fishman of Santo Associates, Stephanie Ingalls, Carol Gallagher, Steven Coffey, Kelly Sweeney, Carol Schriber, Mary Beth Bianconi of Delaware Engineering, Rabbi Hiller and Aharon Kaplan of Camp Malka

OLD BUSINESS

Detlefsen - Public Hearing - two lot subdivision - tax map id:14.00-1-6

Sal Santo of Santo Associates representing Detlefsen

Announcement of Notice of Action by Greenville Zoning Board allowing variances for Detlefsen 2 lot subdivision

Sal Santo stated variances are for acreage and frontage. Nothing changes for this. The variance will be represented by a lot line. An existing studio will only have a well and septic added for her son to be nearby. No testing has been done for well site.

Motion to open Public Hearing on Detlefsen: Ken Elsbree

Second: Orloff Bear, Jr.

Approved:5; Opposed:0; Abstained:0

No comments from public.

Motion to close Public Hearing: Brian Wickes

Second: Don Teator

Approved:5; Opposed:0; Abstained:0

Comments from the Board. Application fee received for 2 lot subdivision on 7/27/10 - check #729 for \$25.00.

Short Environmental Assessment form- application has been signed. Don Teator read questions. Board responded 'no' to all questions.

Motion to accept Negative Declaration and Environmental Short Form: Don Teator

Second: Ken Elsbree

Approved:5; Opposed:0; Abstained:0

Detlefsen- Continued

Motion to approve subdivision in accordance with variance given by Zoning Board of Appeals: Ken Elsbree
Second: Brian Wickes
Approved:5; Opposed: 0; Abstained:0
Motion Carried.

New Business

Sweeney/Smith Case 2010-11 - 2 lot subdivision - tax map i.d. 25-2-20.1

Kelly Sweeney appeared before the Board requesting a 2 lot subdivision of a lot totaling 45.47 acres into two lots – larger 29 acres and the smaller -16.47 acres
Check was dropped off with map for subdivision application #1558
Secretary to check with assessor for check. At chairman's request a new check for \$25 was written to fulfill requirement until the earlier check can be verified.

Don Teator read Short Environmental Assessment Form for Sweeney/Smith proposed subdivision. All responses-negative.

Motion to approve Negative Declaration: Don Teator
Second: Brian Wickes
Approved:5; Opposed:0; Abstained:0
Motion carried.

Chairman Cavallaro signed Negative Declaration.
Chairman Cavallaro informed Ms. Sweeney of need for abutters' notices. She was also given directions for subdivisions.

Motion to hold a Public Hearing on Sweeney/Smith subdivision on December 28, 2010:
Ken Elsbree
Second: Orloff Bear, Jr.
Approved:5; Opposed:0; Abstained:0

Old Business See next page - Camp Malka

Old Business

**Camp Malka- Site Plan Review, Public Hearing -
for Greenvilleland, LLC for parcels (tax map id:12.00-1-9) owner Greenvilleland,
LLC located on 160 Ingalside Road and two properties now combined under 150
Ingalside Rd.(tax map id:12-1-21) owner Damis Holdings, LLC and (tax map id:12-
1-22) owner Damis Holdings, LLC in the Town of Greenville, N.Y.**

Elliott Fishman of Santo Associates presented site plan for Camp Malka to reflect changes made since last planning board meeting on 10/26/10.

Phase 1

On east side- 1) loading dock area next to Dining Hall
2) access roads increased to 20 feet
3) road behind bunkhouses is 24' wide
4) existing parking is to be clear four days a year (when buses come)
5) sidewalks for campers to get to Dining Hall area

On west side- 1)increased access driveway to 20 feet
2) added a walkway from phase 2 portion of area to synagogue parking area
3) cross guard shack to be added
4) increased road to Dining Hall to 20 feet
5) 60'x60' delivery zone for trucks to Dining Hall

On west side- 20,000 gallons of water saved for fire protection
a dry hydrant was moved

Ms. Bianconi of Delaware Engineering, representing the town, stated existing concerns have been met. However, something should be said about:

- 1) interconnectedness of wells
- 2) peak day demands
- 3) ten states standards (doesn't allow you to use storage for consideration)
- 4) gallons per minute per foot of draw down per well
- 5) Delaware Engineering had provided informal comments to the applicant's engineer and there was some confusion regarding one of the comments. The total of all the wells not a single well was 46 gallons per minute.

Should something be overlooked regarding adequacy of water supply it would be very important . Additional information is needed before a Negative Declaration could be determined. Department of Health may ask for similar things.

CAMP MALKA –Continued

Mr. Fishman, Santo Associates-

Phase 2 Development – there are two existing wells with a total yield of 14 gallons per minute (11gpm + 3 gpm)

All water needs are proposed to be collected and brought on site and delivered from one site. Department of Health does want maximum peak demands and number of population. Chairman Cavallaro asked about the draw down test.

Ms. Bianconi added maximum day demand is not being considered with all wells being considered interconnected. Because this is a camp this criteria is not known yet. She received communications from Crawford Associates re: DEC and sizing of water treatment plan.

Mr. Fishman said 131 acres are available to additional wells. Ms. Bianconi stated that storage considerations from Department of Health would help before deciding SEQR. A new well would have to be tested for its impact on other wells connected to it or off site impact.

Mr. Cavallaro asked Ms. Bianconi about other concerns besides water.

Ms. Bianconi said the board's previous issues were:

Access roads

Water

Bus parking and unloading

Septic tank pump outs- were used last year and these may be phased out so there will just be scheduled pump outs

Wetlands

Mr. Fishman stated there will be a Forever Wild area-

In phase 1 – there are no buildings being built, only water treatment, storm water detention and access roads. Also, there will be 52 less people on the west side of the road as they will be moved to the east.

Population from 156 to 86 on west side in Phase 1

Larry Cooke said Department of Health and Department of Environmental Conservation are holding key pieces of information about water or sewerage. Ms. Bianconi agreed this information is needed.

Chairman Cavallaro asked for concerns from the Board.

-Don Teator asked Ms. Bianconi about suitability of sewerage plans. Ms. Bianconi said plan is robust. He also asked about pump tests showing there is no significant impact and if that was correct. Ms. Bianconi said Delaware Associates will analyze data.

CAMP MALKA –Continued

Board's concerns- continued

-Mr. Cavallaro asked Mr. Fishman about neighbor's questions during draw down. Mr. Coffey said his well was OK during the test but is concerned about effect on wells

Board's concerns- continued-

-Pedestrian plan may also need to be conditional.

-Don Teator asked about right of ways on properties.

-Brain Wickes asked for this right of way to be highlighted in the next plan.

-Chairman Cavallaro asked for clarification of higher and lower residential wells in draw downs of these wells. Ms. Bianconi said it depends. Alan Tavenner, P.E. of her office, would like to look at this and will provide an explanation.

-Brian Wickes re: Phase 2- the second crosswalk may need to be taken away.

-Brian Wickes asked about year round occupancy of bunkhouses and modulars.

Ms. Bianconi asked Tal Rappleyea, town attorney, to address that question. He said it is an occupancy question.

Larry Cooke, Code Enforcement Officer, added this fits 'hotel use'.

Ms. Bianconi stated it can't be the same fifty people for six months of the year.

Mr. Rappleyea mentioned potential wording "as set number of weeks or days" for buildings delineated.

Escrow fee has been increased and is over what is needed.

Public Hearing needs a long form EAF and Negative Declaration before the public Hearing can be held.

Mr. Fishman gave Chairman and attorney new Part 1 of the Long Form EAF.

Mr. Fishman asked if they could have a Special Meeting on December 14, 2010.

Ms.. Bianconi stated we need the pump test from Crawford and the Department of Health.

Mr. Cavallaro said engineer has to obtain sign off by Town's engineer saying everything is OK. We can schedule a Special Meeting if information is supplied to the Board.

Special meeting can be held on 12/14/10 at 6 p.m. to start Camp Malka review process if information is available in preparation for a Public Hearing.

Will need another Public Hearing and notices will have to go out and be posted publicly on 12/15 or 12/16.

Mr. Cavallaro asked Mr. Rappleyea, if the Board is able to start SEQR on 12/14 and continue even if we don't have information. Information needs to be provided to the board by 12/8/10.

Ms. Bianconi is to be informed of e-mail addresses. Her contact info- tel.452-1290 x242, Fax – 452-1335, mbbianconi@delawareengineering.com 28 Madison Ave. Albany

See next page for continuation-

CAMP MALKA –Continued

Mr. Cavallaro asked for Mr. Ingalls's right of way and deletion of Northern phase 2 crosswalk and clarification of buildings used outside of the camp season.

Brian Wickes will contact rescue squad to see about possible concerns of serving the community with an increase of population by 1/3.

Map is FOIL able now. We have Part 1 of the Long From EAF. We need Negative Declaration. Mr. Rappleyea- Currently they have a permit to build foundations and footing for previously approved buildings.

Mr. Cavallaro asked for a motion for a Special Meeting on 12/14/10 to start the SEQR process at 6 p.m. and a Public Hearing at 7:30 p.m. provided information is received from applicant on 12/2/10 and for information from Delaware Engineering to be provided to the Board by 12/8/10.

Motion for a Special Meeting on 12/14/10 to start the SEQR process at 6p.m. and a Public Hearing at 7:30 p.m. provided information is received from applicant on 12/2/10 and for information from Delaware Engineering to be provided to the Board by 12/8/10: Ken Elsbree

Second: Orloff Bear, Jr.

Approved:5; Opposed:0; Abstained:0

No minutes available for 10/26 meeting. Carry approval of 10/26/10 minutes to next scheduled meeting.

Motion to adjourn: Ken Elsbree

Second: Orloff Bear, Jr.

Approved:5; Opposes;0; Abstained;0

Meeting adjourned: 10:47 p.m.

**Town of Greenville Planning Board
Meeting Minutes
November 23, 2010**