

**TOWN OF GREENVILLE PLANNING BOARD**

**December 28, 2010  
Greenville Town Hall**

**MEETING CALLED TO ORDER AT 7:37 PM**

**PLEDGE**

**INTRODUCTIONS**

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

Guests: Alan Tavenner, Delaware Engineering and Associates, Stephanie Ingalls, Kelly Sweeney, Mr. Smith, Brandee K. Nelson, P.E. LEED AP, Project Manager/Vice President Crawford Associates, Larry Cooke, Code Enforcement Officer

**OLD BUSINESS**

**Sweeney/Smith – Public Hearing- 2 lot subdivision**

Arnie Cavallaro reviewed Sweeney/Smith case. Neg Dec was approved. Application of \$25 received. Total parcel size is 45.47 acres with the larger parcel 29 acres, the smaller 16.47 acres. No other comments made by board members.

Motion to open public hearing- Don Teator

Second: Ken Elsbree

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

Motion carried

Ms. Sweeney provided copies of checks made showing she paid twice for the application fee. Secretary is to submit cancelled checks to bookkeeper so Ms. Sweeney can be refunded for check # 1558 for \$25.00.

No comments made from the public.

Motion to close public hearing: Don Teator

Second: Orloff Bear, Jr.

Approved:5, Opposed:0; Abstained:0

Motion carried

Comments from the Board- none

Motion to approve Sweeney/Smith subdivision: Ken Elsbree

Second: Brian Wickes

All in favor – Aye

Approved:5; Opposed:0; Abstained:0

Mr. Smith asked about necessary road frontage. Brian Wickes explained widest point of property also applied.

Mr. Cavallaro asked for Mylar. Mr. Smith provided 5 maps and Mylar. Mr. Cavallaro will sign maps later and Mr. Smith offered to come by the next day to pick them up.

One should be left for the file. Mr. Rappleyea advised Ms. Sweeney and Mr. Smith they needed to file with the county before 30 days or they would need to start the process over again.

**CAMP MALKA Site Plan review continued**

Submission made by mail by Santo Associates – package with maps and December 17, 2010 Santo Associates Memo prepared by Elliott Fishman with responses to public concerns including Mr. Steven Coffey’s list of concerns that were voiced in the Public Hearing held over from 12/14/10.

Arnie Cavallaro, Chairman, advised town attorney of last few meetings and e-mail correspondence.

Tal Rappleyea brought Negative Declaration and is attaching Part III of the Long Form EAF. Mr. Rappleyea then read responses to the Part III Long Form- possible mitigations for large impacts made in an evaluation by Ms. Bianconi of Delaware Engineering. These were evaluations of mitigating responses noted by the board in the 12/14/10 meeting and responded to by Elliott Fishman of Santo Associates. Below is summary only of Mr. Rappleyea’s reading from Ms. Bianconi’s evaluation as follows:

First large impact: Water

Mr. Rappleyea read remarks from Ms. Bianconi’s evaluation

Second: Transportation – continued with Bianconi’s evaluation –

Mr. Rappleyea stated he would add the town or applicant could step in mid-season and in the future to address pedestrian and auto traffic. Discussion by board of future possibilities could take place also in future phases.

Third: Noise

Mr. Rappleyea read evaluation of mitigating responses.

Fourth: Public Controversy

Solid waste – Mr. Rappleyea read evaluation for this concern.

Lighting - (Discussion on lighting- Larry Cooke said lights of concern are existing lights and conditions for the next phase does not apply. Don Teator pointed out Mr. Fishman addressed the lighting concern in his Santo Associates Memo of 12/17/10. Brian Wickes made a suggestion which Mr. Rappleyea worded as follows: “All lighting fixtures should be hooded and downward pointing such that the light source is not visible.”

Discussion- on mitigating factors continued including other issues to be covered in conditions for approval-

Arnie Cavallaro stated one request was for the deeded right away for the Ingalls property to shown on the map.

Parking:

Mr. Fishman included copy of map with colored overlays delineating parking for Parent’s Day. Arnie added the interior roads are wide enough for parking.

Tal Rappleyea will provide wording in resolution to clarify that all interior roads are not to be blocked and parking is to follow plan provided.

Tal Rappleyea said if there is an approval or conditions for approval that Code Enforcement should have access through the year.

Larry Cooke, Code Enforcement Officer, pointed out Elliott Fishman in his latest responses stated buildings on additional property will be tied into waste water treatment **even in Phase 1.**

Tal Rappleyea will define wording for conditions for manning of cross guard station and lighting on crosswalk during the night. Arnie asked about wording that all wells and future wells be tied together. Mr. Tavenner suggested a meter for all the wells should be added to the language for a condition to detect underground leaks.

Brian Wickes suggested meter reports on a monthly basis with the report given to Leroy Bear the Town Water Supervisor. Mr. Rappleyea added another town in Greene County had experienced peaks in water usage on Friday evenings and found it was due to water left running at a camp that was left on for that period each week.

Larry Cooke read some of neighbor's concerns. One was on the additional acquired properties that the neighbor wanted the town attorney to address. Don Teator tried to interpret the neighbor's concern regarding buildings and zoning as one of being concerned that it was a way to rezone without meeting proper procedure. Discussion followed as to how this was not the case. Larry Cooke said anyone could have purchased those two properties and have made a camp or a resort, so it is an allowed use.

Larry Cooke said the neighbor mentioned there was medical waste on one of the properties.

Brian Wickes suggested only Phase 1 be approved. Mr. Rappleyea will incorporate 12/17/10 memo which includes mitigating factors for public's concerns in the conditions for approval.

Leach field of Ingalls and Roth will be left as is.

Mr. Rappleyea will create a catch all condition to state applicant should be willing to address future concerns.

Arnie continued to read public's concerns with discussion by board and Tal Rappleyea that followed after each concern.

Mr. Tavenner asked about a decibel level. Mr. Cavallaro said it was his belief that the state has a 70 decibel limit at the property line.

Mr. Rappleyea will state need for compliance with state regulations in conditions and will also address wording regarding possible medical waste.

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Larry Cooke asked about possibility of having a condition for a mandated response to complaints without having to go to the Town Board. Larry asked Stephanie Ingalls for further comment at which she responded she was satisfied and that concerns have been met. Larry noted he had never worked with an organization that had worked that hard to comply with what was needed regarding concerns.

Board members weighed in on what form of motion to be made and there was consensus for approval with conditions to be written up before next meeting and ratified at that time.

Motion to approve application for Phase1 with conditions that Mr. Rappleyea will write up, as discussed, and which will be reviewed and ratified at the next meeting: Ken Elsbree

Second: Brian Wickes

Approved:5

Opposed:0

Abstained:0

Motion carried.

Larry confirmed he had the final plans. Brandee Nelson of Crawford and Associates Engineering asked about signed plans. They can be provided after ratification.

Arnie stated minutes from previous meetings are to be held over for approval at next meeting.

Brian Wickes asked for training early in the 2011 year.

Motion to adjourn: Brian Wickes

Second: Don Teator

All approved:5

Opposed:0

Abstained:0

**ADJOURN** 9:17 PM

Next meeting January 25, 2011 at 7:30 PM

