

Town of Greenville Planning Board

PO Box 38

Greenville, NY 12083

Special Meeting

Greenville Country Estates: Planned Unit Development

April 16, 2014

Minutes

Attendees: Arnie Cavallaro, Don Teator, Brian Wickes, Tal Rappleyea (Town Attorney), and Mary Carney.

Guests: Jon Kosich (Attorney representing applicant Jason Krasney/Medal Crest).

5:00 pm Pledge of Allegiance

Greenville Country Estates: Planned Unit Development

Jon Kosich noted that he is representing Jason Krasney and Meadowcrest (the sponsor of Country Estates). He summarized the modification of the PUD, explaining that lots M1-M6 and R1-R6, which are currently triplex lots, would become duplex lots. The group of lots would be reduced from six to four, resulting in lots M1-M4 and R1-R4.

Jon Kosich presented the Board with the approval letters from the Home Owners Association (HOA) for Country Estates. Board Members raised concern about the lack of supporting evidence in relation to the letters. There are no minutes from the HOA meeting where the modification was approved, nor is there a letter from the HOA President verifying the approval. Board members agreed that copies of the actual letters signed by HOA members would be kept on file, but that any recommendation they make would be conditional upon the receipt of HOA minutes or a letter from the HOA President verifying the approval.

Board Members had additional concerns about the lack of evidence regarding the applicant's ability to carry out the plan financially. Members referenced Article VI, Section C(1)(B)(4) of the Town Zoning Law, which states that the Sketch Plan should include the following: "Evidence of the applicant's ability to carry out the plan both physically and financially".

More specifically, the Board considered the potential need for Mr. Krasney's to obtain a performance bond. John Kosich explained that Mr. Krasney only has plans to build one duplex. Given the small scale of the project, Mr. Krasney does not have a Business Plan in place. However, he has obtained a construction loan from the Bank of Greene County.

Given the small scale of Mr. Krasney's project, as well as the fact that he is an experienced and local contractor, the Board decided to not require a performance bond. However, the Board did decide that Mr. Krasney would need to provide evidence of his financial ability to carry out the project. It was

agreed that the approval letter for the construction loan from the Bank of Greene County would suffice as evidence of financial ability.

The Board next reviewed, considered and analyzed each of the approval and other standards relating to the review of the sketch for a PUD as set forth in Article VI of the Town Zoning Law and made determinations which are reflected in the formal Recommendation, which is attached hereto. The Board then took the following action:

Arnie Cavallaro motioned to authorize the applicant to proceed to the Town Board with a favorable report for the modification of the PUD from the Planning Board; conditional upon receipt of the following:

- 1. Proof of the final vote of the Country Estates HOA approving the modification in the form of a letter from the HOA President certifying same or similar proof, and**
- 2. Proof of the Applicant's financial ability to complete the project in the form of a copy of the loan commitment letter from the Applicant's bank.**

Seconded by: Brian Wickes.

All in favor: 3, Opposed: 0, Motion carried.

Motion to close the meeting made by Don Teator at 5:30pm.

Seconded by: Brian Wickes.

All in favor: 3, Opposed: 0, Motion carried.