

Town of Greenville Planning Board

PO Box 38
Greenville, NY 12083

May 27, 2014

Minutes

Attendees: Bud Bear, Ken Elsbree, Don Teator, Brian Wickes, and Mary Carney

Guests: Mark Overbaugh (Code Enforcement Officer); Mark & Mary Jacobs; and Vicky Poole.

6:35 pm Pledge of Allegiance

Minutes - April 22, 2014

Board Members noted an inaccuracy on the last page of the minutes for April 22nd. In the first paragraph under the Jacobs & Poole – Altered Lot Line section, the minutes stated that the ZBA “set a Public Hearing for March 13th”; this should state “May 13th”.

Motion to accept the amended minutes of the April 22, 2014 meeting made by Ken Elsbree.

Seconded by: Bud Bear.

All in favor: 3, Abstained: 1, Opposed: 0, Motion carried.

Mary & Mark Jacobs – Altered Lot Line, Vly Road (Tax Map # 52.00-2-16 & 52.00-2-17)

Board Members reviewed the application and maps for the altered lot line project located on Vly Road. The altered lot line would result in the Pooles acquiring a 50 foot strip of land, which they have built on (approximately .4 of an acre). Currently, the Jacobs’ property is 1.98 acres and the Poole’s property is .8 acres; both properties are zoned as rural residential. As a result of the altered lot line, the Jacob’s lot would decrease to approximately 1.54 acres and the Poole’s lot would increase to 1.2 acres. The applicants Altered Lot Line application was initially denied by the Planning Board due to the substandard size of the lots. Both lots are currently smaller than the lot size minimum of 5 acres in the RR zoning district; therefore, the Planning Board determined that both properties would require an area variance to proceed with the altered lot line application. On May 13th the Zoning Board of Appeals held a Public Hearing on the matter and approved the area variances for both parcels.

Motion to make the Planning Board the Lead Agency made by Don Teator.

Seconded by Ken Elsbree

All in favor: 4, Opposed: 0, Motion Carried

The Board Members reviewed the State Environmental Quality Review Assessment Form (SEQRA) and answered the questions. The SEQRA form was completed and signed by Brian Wickes.

Motion to accept the SEQRA Review with negative declaration made by Bud Bear.

Seconded by Ken Elsbree

All in favor: 4, Opposed: 0, Motion Carried

Motion to accept and approve the altered lot line application made by Ken Elsbree.

Seconded by: Don Teator

All in favor: 4, Opposed: 0, Motion carried.

Greenville Country Estates: Planned Unit Development (Tax Map # 12.11-4-7 & 12.11-8-7)

On May 19th the Town Board and the Planning Board held a joint Public Hearing on the modification of the PUD at Country Estates. At this meeting the Planning Board approved the Site Plan Review. However, it was brought to the Board's attention that the SEQRA Review had not been completed.

Motion to make the Planning Board the Lead Agency made by Ken Elsbree.

Seconded by Bud Bear

All in favor: 4, Opposed: 0, Motion Carried

The Board Members reviewed the State Environmental Quality Review Assessment Form (SEQRA) and answered the questions. The SEQRA form was completed and signed by Brian Wickes.

Motion to accept the SEQRA Review with negative declaration made by Ken Elsbree.

Seconded by Don Teator

All in favor: 4, Opposed: 0, Motion Carried

Motion to confirm the approval the PUD Site Plan Review, given the completed SEQRA, made by Ken Elsbree.

Seconded by: Don Teator

All in favor: 4, Opposed: 0, Motion carried.

Central Hudson Gas & Electric: Site Plan Review (Tax Map # 12.02-1-5)

Mark Overbaugh, Code Enforcement Officer, presented a proposed Site Plan Review application for Central Hudson's property located on Route 32 (Tax Map # 12.02-1-5). They are looking to build a light steel roof canopy over an outdoor dock. The height of the canopy roof will not exceed the height of the existing roof. The Board discussed the plans and noted that covering the dock will enhance the safety of the work environment. The Building Department will ensure that the project is completed according to code. More specifically, the Building Department will have to issue a building permit, inspect the site, and issue a Certificate of Compliance. The Planning Board discussed the option of waiving the Site Plan Review application process for the project.

Ken Elsbree made a motion to waive the Site Plan Review requirement because the nature and scope of the addition will have a minimal visual effect and will greatly enhance the safety of the work environment.

Seconded by: Don Teator.

All in favor: 4, Opposed: 0, Motion carried.

Motion to close the meeting made by Ken Elsbree at 7:15pm.

Seconded by: Don Teator.

All in favor: 4, Opposed: 0, Motion carried.