

August 31, 2015

A meeting of the Town Board of the Town of Greenville was held for the purpose of conducting a public hearing to consider the 2015 draft zoning law, at 6:30 pm at Pioneer Hall. All board members were present after Councilman Bear arrived at 6:45 pm. Attorney Rappleyea and Zoning Officer Overbaugh were present, as well as 18 guests. Supervisor Macko opened the meeting with the Pledge of Allegiance.

Mr. Stern moved to open the public hearing, seconded by Mr. Davis.
Carried 4 ayes

Attorney Rappleyea reviewed the document and process by which it had been created, as well as procedural rules of this hearing. Two letters were read into the record supporting the proposed zoning law, received from **Mr. Don Teator** and **Ms. Sally Staunch**.

The following people addressed the Board:

Ms. Barbara Valicenti expressed concern with this law's ability to protect the quality of life in Greenville, specifically related to extensive commercial zones, allowable bright signs, outdoor lighting, and adult entertainment businesses. She requests the zoning law consider neighboring properties as well as a goal to maintain the quality of life which currently exists here.

Attorney Larry Schaeffer spoke on behalf of Mr. Sandy Garden. Stated this was a positive plan overall, and helps growth while protecting the 'nature' of Greenville. Did raise concerns that his client feels Highway Commercial zoning should extend down all of State Route 32, and reported Mr. Garden had support of many neighbors.

Attorney Scott Colbert spoke representing other neighbors along State Route 32 near Mr. Garden's property. Stated the neighbors that he represents wish to keep the commercial zones where they are, without further extending them on Route 32, in order to preserve the rural quality of Greenville.

Ms. Stephanie Ingalls thanked the Town Board for their time and effort with this issue, and voiced support of the proposed law.

Mr. Brian Mulligan thanked the Board as well, and spoke in favor of the law. Stated he has watched the process over the past few years and has been impressed with the Board's attitude and understanding of the Comprehensive Plan as the basis for this zoning law.

Mr. Butch Colbert felt that there are enough businesses along Route 32, from JP's into Town, and noted that many of those businesses are for sale. He is opposed to opening up State Route 32 in its entirety as commercial zoning.

Mrs. Barbara Walter has attended 50% of the zoning workshops, and stated she personally leans towards preserving the historic character of Greenville, but appreciates the compromise and work that has gone into preparing the proposed zoning law. Stated she hopes the Board enacts it.

Mr. Thomas Briggs complimented the Board for their work on this document, but expressed concerns relating to specifics of manufactured homes, setbacks, and facing materials.

Mr. Michael Schlenker feels State Route 32 should stay as it is.

Mr. Brian Wickes stated the proposed plan does not match the Comprehensive Plan. Feels there has been no growth in town since Country Estates was developed, that we've lost more businesses than we've gained, our population has decreased, and that our taxes have gone up. Debated that the Comprehensive Plan calls for State highways to be zoned commercially, and the proposed zoning plan does not match that.

Mr. Walter Birmann agrees with Mr. Wickes, and is concerned with the future of Greenville. Feels that businesses and homes are compatible neighbors.

Open comments received in response: **Ms. Valicenti** agrees with Mr. Wickes that we need a broad tax base ~ but has concerns about religious institutions that have come off the tax rolls. Feels the house of worship, not the entire surrounding grounds, should be tax-exempt. **Mr. Schlenker** repeated that putting a business in a residential area should not be allowed. **Mrs. Walter** stated there was a misconception that Greenville is reducing in size, when actually the population has grown. Thinks that there is a bright future to be found in Greenville. **Mr. Colbert** stated he built his business in a commercial district. He does not want a business as a neighbor. **Mr. Wickes** clarified that he does not support Mr. Garden, rather his concern is administrative. He hopes the Town will follow the Comprehensive Plan. **Mr. Mulligan** specified that Greenville was the only town in Greene County that has grown in number, per the census data. Stated he's heard much public opinion tonight, and little fact.

Mr. Bear moved to close this public hearing at 7:05 pm, seconded by Mr. Bensen.
Carried 5 ayes

Mr. Bensen moved to make Greenville the lead agency for SEQR, seconded by Mr. Bear.
Carried 5 ayes

Attorney Rappleyea stated the Board will reserve their decision this evening, and will review their notes. A decision will be rendered on September 21st, at the regular monthly meeting. The SEQR long form will be completed at that time as well.

Mr. Bensen moved to adjourn at 7:15 pm, seconded by Mr. Stern.
Carried 5 ayes

Jackie Park, Town Clerk-Collector

SUPERVISOR MACKO

MR. BEAR

MR. BENSEN

MR. DAVIS

MR. STERN