

Town of Greenville Planning Board

PO Box 38
Greenville, NY 12083

February 22, 2019

Minutes

Attendees: Planning Board Members: Don Teator, Bud Bear, Brian Wickes, and PB Clerk: Hope Nugent.

Guests: Stephen Penry, Megan Pflug, and Deborah Smith

Meeting opened by *Don Teator at 9:02 am with the Pledge of Allegiance*

Special Use Permit & Site Plan Review – Erin Nevins Insurance – 24.02-1-2

Deborah Smith was present today to represent Ms. Nevins.

Don stated that the Board was waiting on a 239 County review before voting on the Special Use Permit and Site Plan Review. After speaking with Tal this morning before the meeting, it was noted that the County Planning Board did not meet on its scheduled date which has allowed the Planning Board to move forward.

Motion made to approve Special Use Permit & Site Plan Review made by Brian Wickes. Seconded by Bud Bear. All in favor: 3, opposed: 0, motion carried

Public Hearing Site Plan Review – The Woodhouse Lodge LLC – 25.00-1-2.1

Motion made to open Public Hearing made at 9:04 am by Bud Bear. Seconded by Brian Bear. All in favor: 3, opposed: 0, motion carried.

The owners of The Woodhouse Lodge were present and gave a brief overview about their plan to turn the building at 3807 CR 26 into an event space and wine bar.

Don asked for any comments from the audience. Deb Smith stated that this project is good for the town.

Motion made to close Public Hearing made at 9:05 am by Brian Wickes. Seconded by Bud Bear. All in favor: 3, opposed: 0, motion carried.

Don reviewed the Part 2 of the SEQRA with the Board

Motion made to declare and accept Negative Declaration made by Bud Bear. Seconded by Brian Wickes. All in favor: 3 opposed: 0, motion carried.

Board discussed possible conditions of approval.

Motion made to approve Site Plan Review with conditions of:

- 1. No on street parking*
- 2. Open daily but only until 11pm for special events*
- 3. Any outside audio not to exceed 40 decibels at property line past 11pm*
- 4. Any other state licenses, i.e. DOH, NY Liquor, etc., need to be approved.*

made by Brian Wickes. Seconded by Bud Bear. All in favor: 5, opposed: 0, motion carried

Minutes

Motion made to approve the minutes from February 6, 2019 made by Brian Wickes. Seconded by Bud Bear. All in favor: 3, Opposed: 0, motion carried.

Close Meeting

Motion made to close the meeting at 9:26 am made by Brian Wickes. Seconded by Bud Bear. All in favor: 3, Opposed: 0, motion carried.