

Town of Greenville Planning Board

PO Box 38
Greenville, NY 12083

March 1, 2017

Minutes

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

Guests: Supervisor: Paul Macko, and Mikhail Nefedov

Meeting opened by Don Teator at 7:03 pm with the Pledge of Allegiance

Public Hearing Special Use Permit – possible used car dealer opened by motion at 7:04pm by Brian Wickes, Seconded by Bud Bear. All in favor: 4, Opposed: 0, motion carried.

Mikhail Nedefov – Possible Used Car Dealer 24.00-3-19.1

Mikhail explained his reason for wanting the Special Use Permit/Site Plan Review for his property. He is looking to use the location only as “store front”.

Questions were taken from the audience:

- Mr. William Bardel asked: Are there any consequences with granting the Special Use permit?
- Does the Special Use Permit change the zoning of the property?
- Can the Permit be passed to a new owner if property is sold?
- Is the Permit allowing 2-3 cars or 10?

Brian Wickes and Don Teator addressed these questions. Contingencies can be put on the permit which would then be enforced by the Zoning Enforcement Officer. Any violations would be handled with a violation notice and then sent to Town Court if needed. The Special Use Permit does not change the zoning of the property and when the business is done or the property is sold the Permit is then void.

Motion made to close Public Hearing at 7:16pm was made by Bud Bear. Seconded by Debra Danner. All in favor: 4, opposed: 0, motion carried.

Discussion was held concerning any other questions pertaining to the public hearing. Debra Danner wants to make sure that there is a limit set on the number of cars allowed on the property. It was also mentioned that by allowing this permit that it did not set a precedence for others like it. All Special Use Permits are looked at on a case by case basis. After the discussion Don Teator and the Board than completed the SEQR.

Motion made for a Negative Declaration of the SEQR was made by Brian Wickes. Seconded by Bud Bear. All in favor: 4, opposed: 0, motion carried.

Motion made to table discussion pending review from Town Attorney until next meeting which is April 5th, 2017 made by Brian Wickes. Seconded by Bud Bear. All in favor: 4, opposed: 0, motion carried.

Minutes

Motion made to approve the minutes from February 1, 2017 made by Brian Wickes. Seconded by Bud Bear. All in favor: 4, opposed: 0, motion carried.

Close Meeting

Motion made to close the meeting at 7:40 pm made by Debra Danner. Seconded by Bud Bear. All in favor: 4, Opposed: 0, motion carried.