

Town of Greenville Planning Board

PO Box 38
Greenville, NY 12083

May 3, 2017

Minutes

Attendees: Planning Board Members: Don Teator, Bud Bear, Brian Wickes, Ken Elsbree, Attorney: Tal Rappleyea and PB Clerk: Hope Nugent.

Guests: Claudio Multari, John Reagan, Megan Pflug, Niall Donnelly, Alan Tavenner, and Sandy Garden

Meeting opened by Don Teator at 7:02 pm with the Pledge of Allegiance

Niall Donnelly – Possible Motel by new owners 25.00-1-2.1 & 25.00-1-2.2

Niall introduced himself and the potential new owners of the property. The new owners would like to operate the property as a resort/motel as it was in the past and eventually bring the restaurant back. There would be no change in the current classification so the new owners would like to seamlessly take over. The parcels in question were subdivided previously and a new well was placed at the time of the subdivision for the motel. It was discussed that under the Special Use Permit that it can be permitted as a continuing function. Don asked proof was required to show that the property has been running as a motel up to this point. Niall brought in a copy of his 2016 tax return showing the income/expense of the motel. Based on the referral from the Code Enforcement officer and based on the continued use, the Board made agreed to allow the potential new owners to move forward and advised them to get all necessary permits for any construction/remodel they will be doing.

Motion made to allow new owners to continue as Resort/motel made by Ken Elsbree. Seconded by Bud Bear. All in favor: 4, opposed: 0, motion carried.

Claudio Multari – Possible Farm Brewery 23.02-3-5

Claudio introduced himself to the Board. He stated that his parents own Green Hill Café and are allowing Claudio and a friend to use the back of the building to open a small brewery. They would sell out of the restaurant in growlers. They are hoping to produce about 3500 gallon of beer every 2 weeks. Claudio stated that they have to apply for a Farm Brewer license, which has its own set of requirements to meet. One of the requirements would be to purchase at least 40% of NYS products. The Board stated that DOH would also need to be involved in the process. Tal recommended that Claudio be given a Site Plan Review Application and Checklist to help him work up a sketch with parking, water, septic, signage as well as a written narrative for the Board to review. The Board stated that there would need to be a public hearing as well.

Cypress Creek – Freehold Solar LLC 51.00-1-5 & Amberjack Solar LLC 36.00-5-1

Don gave an overview of the projects as well as of the walk though that was done of the properties with John Reagan from Cypress Creek and Alan Tavenner from Delaware Engineering. John introduced Chuck from Langan (maps) to review the questions from Delaware Engineering that were raised from doing the walk through. Attached to the minutes is a copy of the questions and response – Amberjack attachment 1, Freehold attachment 2.

It was discussed that DOT may have an issue with where the entrance for the Amberjack project is due to site distance. Chuck stated that when they start the project the clearing is done in 5 acre pieces to minimize the disturbance and they will also be grinding the stumps. It was also discussed was that they

did review the potential for runoff from the panels in a heavy rain. It was stated that it is usually not an issue because the water drips off the panels. Army Corp of Engineers will be reviewing the plans as well as the dam located on the Freehold project. It was asked if the number of poles going from the road into the Amberjack project could be minimized. Chuck said they would look into it but most is controlled by the utility. John and Chuck stated that they would have revised plans made that would address all the concerns presented in the reports and that they would return next month to hopefully move forward.

Minutes

Motion made to approve the minutes from April 5, 2017 made by Brian Wickes. Seconded by Ken Elsbree. All in favor: 4, opposed: 0, motion carried.

Close Meeting

Motion made to close the meeting at 8:42 pm made by Bud Bear. Seconded by Brian Wickes. All in favor: 4, Opposed: 0, motion carried.