

Town of Greenville Planning Board

PO Box 38
Greenville, NY 12083

June 23, 2015

Minutes

Attendees: Bud Bear, Ken Elsbree, Don Teator, Brian Wickes, Tal Rappleyea and Danielle Badamo-Overbaugh.

Guests: Alfred DeFrancesco, Dwight Grimm, Gary Harvey, Tor Tryland, Doug Preisner, Aharon Kaplan, Pete Sequinot, Paul Macko, Jackie Park, and Mark Overbaugh.

6:30 pm Pledge of Allegiance

Motion opened by Brian Wickes.

Gail Nichol森 & Tor Tryland- Altered Lot Line @ 164 Fox Hill Road Tax Map #36.00-3-25

Mr. Harvey summarized the plans to build a pole barn on their property. The property is approximately 0.69 acres and is zoned RR. The Board was presented a surveyed map showing the proposed plans for the positioning of the pole barn. The Board reviewed the maps presented. The owners have purchased a portion of land equaling 0.26 acres, which gives them a total of 0.95 acres. Concern was addressed in regards to the remaining portion of land that the seller would have; more than 5 acres would remain which is in accordance with the zoning laws. After review of the maps concerns were mentioned about there not showing a clean transfer of lot A to lot B; Tal weighed in and is okay with the maps the way they are. A public hearing for this case was waived in April when first presented. Mylar maps will be brought in for signing and dating.

Motion made to approve the altered lot line adjustment for Gail Nichol森 and Tor Oddvar Tryland at 164 Fox Hill Rd made by Don Teator. Seconded by Ken Elsbree. All in favor: 4, Opposed: 0, motion carried.

Tryland, Preisner & Gorch- Subdivision @ 158 Highland Rd Tax Map #25.00-2-24

Mr. Harvey was present to present the proposed plans for the property to be divided into "2" lots. One would be 2.02 and the other would be 5.37 acres. Total acreage is 7.3 acres and the property is zoned LDR. There would be the allowed road frontage of 150ft. The Board and the surveyor reviewed the maps presented. All paperwork is in order at this time.

Motion made to set a Public Hearing for Tryland, Preisner & Gorch for a Subdivision at 158 Highland Rd for July 28 at 6:30pm made by Ken Elsbree. Seconded by Bud Bear. All in favor: 4, Opposed: 0, motion carried.

Greenville Drive In: Dwight Grimm- Site Plan Review @ 10700 SR 32 Tax Map #24.04-1-8

Mr. Grimm summarized his proposed plans for a Site Plan Review & Change of Use Permit at the property of Mark Wilcox. The property is 13.5 acres and is zoned as Highway Commercial. Mr. Grimm & his wife plan to reopen the drive in with the addition of a small dining area with a liquor license. Their goal is to serve local food and beverages. Making a community orientated environment. The new outside garden area would consist of fencing, planters, and outdoor tables and chairs. The walls around the area will probably be between 2 and 3ft high. The plan is for 9 6ft tables in this area. At this time the plan for the flooring is gravel. There is not drawing of the garden area on file. There will be not structural changes done on the property. Mr. Grimm is also trying to present the drive in as a venue that

can be used for a variety of events; retirement parties, graduations, etc. The new projection screen has been installed at this time. They plan to show a mix of new, old, independent, and retro movies throughout the season. The Board reviewed all paperwork presented and consulted with the Zoning Laws. This property is already zoned for the applications requested by the applicant; however because of the liquor license that the applicants are obtaining we need to require a Site Plan Review. Concerns were mentioned in regards to waiving the Public Hearing and letting the public weigh in on the serving of liquor at the drive-in.

Motion to waive the Public Hearing for Dwight Grimm in regards to the Greenville Drive In on the basis that the property has always been and will remain a drive-in; the property is zoned as Highway Commercial; and the property and property owners will be controlled/governed by the state to maintain their liquor license was made by Ken Elsbree. Seconded by Bud Bear. All in favor: 4, opposed: 0, motion carried.

SEQRA questions were read, answered and reviewed by the Board.

Motion to accept the SEQRA Review with negative declaration made by Don Teator. Seconded by Ken Elsbree, All in favor: 4, Opposed: 0, Motion Carried.

Motion made to approve a Site Plan Review & Change of Use Permit for Dwight Grimm in regards to The Greenville Drive-In with the condition that the Board be presented with a final sketch plan of the outside garden/eating area (the same one presented to the SOA) made by Ken Elsbree. Seconded by Bud Bear. All in favor: 4, opposed: 0, motion carried.

Pete Sequinot- Site Plan Review @ 11528 SR 32 Tax Map #12.02-1-8

Mr. Sequinot discussed his proposed plans to open a garden center at the above location. There is already a preexisting building on the property. The property is owned by A-Tu Lee but will be used by Mr. Sequinot. The property is zoned GC and is 1 acre. He will plan to sell outdoor furniture and plants. The Board was presented surveyed maps; the maps were reviewed. All paperwork is in order at this time.

Motion made to approve the Site Plan Review for Pete Sequinot at 11528 SR 32 because the proposed plans will be a continuation of use made by Ken Elsbree. Seconded by Bud Bear. All in favor: 4, opposed 0, motion carried.

DeFrancesco Site Plan Review & Special Use Permit Tax Map #24.02-4-27

Mr. DeFrancesco was in attendance at the meeting. After last month's meeting when concerns of the septic were still an issue and Mr. DeFrancesco was unhappy about having to get an additional perk test Mark Overbaugh and Alan Tavenner of Delaware Engineering made a recommendation. With regards to the septic system; the Building Department is to inspect the septic system monthly for a minimum of 24 months for any failure of the system.

Motion made for an amendment to the prior Notice of Action's list of conditions with requirements to the septic system made by Ken Elsbree. Seconded by Bud Bear. All in favor: 4, opposed: 0, motion carried.

Camp Malka

Mark Overbaugh (Code Enforcement Officer) gave an update on the situation. The camp has complied with the conditions of their NOA in regards to the fire suppression tank. The new storage tank is approved for 40,000 gallons of water and will be installed this coming Friday. All engineering requirements are met at this point. Mr. Kaplan was present and requested permission to build one of the "3" bunk houses that they already have approval for dated 4/1/11. Altogether they have approval for "8"

bunkhouses. On file we have the resolution from 12/28/10. This new building will be a modular. The Board reviewed all maps and old minute/notes. The Board came to find that all phases (1-3) of Camp Malka's proposed plans have been approved with conditions from the engineer that will need to be met. It was recommended by Tal that The Board approve the request for the bunkhouse. After discussion The Board was in agreement for Camp Malka to move forward with their plans for the addition of one new bunkhouse at this time. Mr. Kaplan was addressed by Brian that the Camp has not completed their conditions in a timely manner, as of now Mr. Kaplan will need to have all conditions met in a timely manner.

Joan Buto- Opening of Drug & Alcohol Rehab Facility

Mark Overbaugh was present to present the proposed plans to the Board. Ms. Buto would like to open a drug and alcohol rehab facility which would provide personal services/therapy to those in need this would not be a detox facility. The two properties of interest are the Kilcar in Norton Hill zoned HB and an old farm on Red Mill Rd zoned LDR. This would be a more upscale facility however; the Public maybe uncomfortable with the size of the facility. There is a definite need for this type of establishment. The Board discussed the proposed plans.

Michael Maxwell- Subdivision @ 9395 SR 32 Tax Map #51.03-1-16

Mark Overbaugh was there to update the Board in regards to Mr. Maxwell's conditions that were to be met to approve his subdivision. The conditions have been met for the new well with analysis. The septic issue was resolved by installing a certain (French) drain above the system to enable ground water to be relieved and not flood the septic system. No failure has been present since the install.

Minutes

Motion made to accept the minutes from April 28, 2015 made by Don Teator. Seconded by Ken Elsbree. All in favor: 4, opposed: 0, motion carried.

Motion made to accept the minutes from May 26, 2015 made by Ken Elsbree. Seconded by Bud Bear. All in favor: 4, opposed: 0, motion carried.

Motion made to close the meeting at 8:40pm made by Ken Elsbree. Seconded by Bud Bear. All in favor: 4, Opposed: 0, motion carried.