

# Town of Greenville Planning Board

PO Box 38  
Greenville, NY 12083

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March 5, 2025

## Minutes

**Attendees:** Planning Board Members: Don Teator, Ken Elsbree, Bud Bear, Will Bardel and Attorney: Tal Rappleyea by phone and PB Clerk: Hope Nugent.

**Guests:** Laura Ritzel, Judith Flach, Paul Macko and 3 audience members

**Meeting opened** by Don Teator at 7:00pm

### **Laura Ritzel – Change of use for thrift shop – 24.02-1-11.1**

Ms. Ritzel was present tonight to present a change of use for her property. She is changing the use of her garage to a thrift/vintage shop. It will be open May – October, Thursday -Saturday 10am – 4pm. The garage has been converted and the large garage door has been replaced with a window and a second entry door has been added. There is no restroom in the building. The driveway is large enough so parking will not be an issue. There would occasionally be a table out front with a pop-up over it for smaller items. The Board is happy with the progress Ms. Ritzel has made in cleaning up the property. The Board asked Tal what would need to be done. Is it just a Change of use or is it considered new construction? Tal stated that the building was already in existence so all setbacks, etc. are grandfathered, but the Change of Use would require a Site Plan Review as well as a Special Use Permit and a SEQRA. There would be a Notice of Action drawn up that will list the impact as well as hour of operation, etc..

*Motion made to Declare Lead Agency was made by Bud Bear. Seconded by Ken Elsbree. All in favor: 4, Opposed: 0, motion carried.*

*Motion made to set Public Hearing for April 2, 2025 was made by Ken Elsbree. Seconded by Will Bardel. All in favor: 4, Opposed: 0, motion carried.*

### **Discussion**

**Solar** – The Board has not heard from Sky Solar since last fall. The Board discussed what the next steps would be. Tal stated that after 6 month the board can declare an abandonment of the project. Sky Solar would need to be at the April meeting otherwise it would be 6 months without seeing them and the Board could move forward. It was discussed that the Board is giving Tal the authority to reach out to Sky Solar concerning their plan is moving forward. Tal stated that he would send an email as well as a certified letter to make sure that Sky Solar received the notification.

**NY Planning Federation** – The Planning Board are members. They hold weekly zoom meetings and also hold a conference. It was discussed to access the zoom meetings and also to keep the membership

**Greenway Grant** - This grant, to update the Comprehensive Plan, has given \$8,000.00 to start an information gather from the town residences. A Consultant has been hired, Mary Carney. There are 3 Planning Board members in the group. It was stated that as long as Planning Board business is not discussed it is acceptable. The next step for the committee will be in 2 months.

**Minutes**

*Motion made to approve the minutes from December 4, 2024 was made by Ken Elsbree. Seconded by Bud Bear. All in favor: 4, Opposed: 0, motion carried.*

**Close Meeting**

*Motion made to close the meeting at 8:05pm made by Will Bardel. Seconded by Ken Elsbree. All in favor: 4, Opposed: 0, motion carried.*