

Town of Greenville Planning Board

PO Box 38
Greenville, NY 12083

April 2, 2025

Minutes

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

Guests: Laura Ritzel, Judith Flach, and 3 audience members

Meeting opened by Don Teator at 6:57pm

Laura Ritzel – Public Hearing - Change of use for thrift shop – 24.02-1-11.1

Don reviewed that Ms. Ritzel was present tonight for the Public Hearing for the change of use for her property. She is changing the use of her garage to a thrift/vintage shop.

Motion made to open Public Hearing at 6:59pm was made by Ken Elsbree. Seconded by Bud Bear. All in favor: 5, Opposed: 0, motion carried.

Don asked for any comments from the audience: There were none.

Motion made to close Public Hearing at 6:59pm was made by Will Bardel. Seconded by Deb Danner. All in favor: 5, Opposed: 0, motion carried.

The garage has been converted and has been in use as a vintage/thrift store for a year. Parking will not be an issue and line of site at driveway is good. A site map has been added to the file. No measurement were needed from stream, neighbor etc. as the building was already in existence and has been grandfathered. The Board asked Tal what would need to be done to make sure this project does not set a precedence. A Notice of Action will be drawn up and list that the Special Use Permit stays with the current owner and the property will revert back to original if sold.

Don reviewed part II of the SEQRA with the Board.

Motion made to Declare Neg. Dec. was made by Will Bardel. Seconded by Bud Bear. All in favor: 5, Opposed: 0, motion carried.

Motion made to approve Change of Use was made by Bud Bear. Seconded by Ken Elsbree. All in favor: 5, Opposed: 0, motion carried.

Discussion

Solar –Tal stated that he sent an email as well as a certified letter to make sure that Sky Solar received the notification. He has had no response from them at this time. The Board can deem abandonment of the project at the next meeting.

The Board discussed approaching the Town Board for additional compensation for the larger projects that they may review.

Minutes

Motion made to approve the minutes from March 5, 2025 was made by Ken Elsbree. Seconded by Will Bardel. All in favor: 5, Opposed: 0, motion carried.

Close Meeting

Motion made to close the meeting at 7:27pm made by Deb Danner. Seconded by Ken Elsbree. All in favor: 5, Opposed: 0, motion carried.