

Town of Greenville Planning Board

PO Box 38
Greenville, NY 12083

May 7, 2025

Minutes

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

Guests: Benjamin & Chaya Bar, Joseph Stansky, William VonAtzingen, Mark Overbaugh, and 3 audience members

Meeting opened by *Ken Elsbree at 7:00pm*

Camp Tal – Site Plan Review – 12.00-1-37

Mr. & Mrs. Bar, who have run camp for 15 years, were present tonight as well as Mr. Stansky (representative of Greenvilleland LLC/Camp Malka) to present their application for tent camping for 27 – 28 days starting in July for 18 campers. They have stated that they would be installing two platform tents for accommodations. The tents are 16' x 28'.

The Board is concerned about following the 2010 Resolution and memo from Santo's Engineering for Camp Malka and asked these questions: was the use of the tents to increase the number of campers or are just using the tents instead of using the cabins already on the property? What type of safety on the tents? Why the need for extra bathrooms? Is there a need for a generator? What type of pad for the tents? Any heat? Drinking water available, trash disposal? Emergency plan for possible storms? The Board has concerns about the proximity of the tents to the neighboring property, as well as the noise due to it being a tent and not a building.

Mr. Bar stated that they are offering tents as a different experience, would be providing a port-a-let trailer behind the tents, as well as having an electrician provide electric to the location for lighting for comfort of the campers. The number of campers for the whole camp would be no more than 450 children and would decrease each month. They would not be meeting the 800 allowed children. There is no heat in the tents. The campers have water bottles that can be filled around the camp. Garbage is collected in cans throughout the camp. The pad will be permanent. The tents will be taken down at the end of the season. The tents are fire retardant and there will be fire extinguishers. The concerns about the location could be addressed with a site visit to see exact location. The noise should not be an issue as there would be no loud music and the PA would only be used when necessary after 9:30pm. AS far as safety, if there is a storm the children would be moved inside. They have also been in touch with DOH and have filled out the necessary requirements with them.

Tal stated that an escrow account would need to be set up to cover the referral to the Town's engineer. Also, a 239 referral to the County would need to be sent. A letter from the owner of Greenvilleland LLC stating that Mr. Stansky is their representative needs to be given to the Board. Also Camp Tal and the Bar's would need to provide a site walk, safety plan, DOH water plan for portable toilet, and also documentation on wind rating of tents for engineer review. As long as the applicant has everything in that is required by May 23rd a Public Hearing could be set for June 4th. Mr. Bar stated that he would make sure the time table is met. A site walk set for May 8th with Ken and Will, will be done so the Board can visualize the site and also a possible site B.

Motion made to Declare Lead Agency was made by Bud Bear. Seconded by Will Bardel. All in favor: 3, Opposed: 0, motion carried.

Motion made to set Public Hearing for June 4th, 2025, contingent on all requested documents being submitted was made by Will Bardel. Seconded by Bud Bear. All in favor: 3, Opposed: 0, motion carried.

Discussion

Sky Solar –Tal stated that he sent an email as well as a certified letter in April. He received an email from Mr. Ruffalo stating that due to current circumstances, they will be rescinding the application for the solar project.

Minutes

Motion made to approve the minutes from April 2, 2025 with conditions of NOA for Ms. Ritzel included was made by Bud Bear. Seconded by Will Bardel. All in favor: 3, Opposed: 0, motion carried.

Close Meeting

Motion made to close the meeting at 8:36pm made by Will Bardel. Seconded by Bud Bear. All in favor: 3, Opposed: 0, motion carried.