

Town of Greenville Planning Board

PO Box 38
Greenville, NY 12083

June 4, 2025

Minutes

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

Guests: Benjamin & Chaya Bar, Austin Nevins, and 9 audience members

Meeting opened by Don Teator at 7:00pm

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

Mr. & Mrs. Bar reviewed their application for tent camping for 27 – 28 days starting in July for 18 campers and 3 adults. They have stated that they would be installing two platform tents for accommodations. The tents are 16' x 28'. The tents will not be up year round. They will be taken down late August to prolong the life of the tents. They will be located approximately 200' from the bunkhouse so the girls will have access to bathrooms/showers. They did suggest that they may bring in a restroom/shower trailer as an added convenience. There is electric nearby that they will run to the tents just for interior lighting. Mrs. Bar stated that they will be using walkie talkies throughout the day and only use the PA for specific announcements, like time to change activities, and would stop using the PA at 8pm unless an emergency arises. Mr. Bar also stated that according to DOH the capacity of the camp is 840 campers. He stated that they will only have 700 campers in July and 500 in August.

Motion made to open Public Hearing @ 7:50pm, was made by Ken Elsbree. Seconded by Bud Bear. All in favor: 5, Opposed: 0, motion carried.

Don asked if there were any comments from the floor: Two neighbors stated they had concerns about the location of the tents to the trout stream, the portable restroom trailer, noise/PA, possible mischief and construction plans.

Motion made to close Public Hearing @ 8:01pm, was made by Will Bardel. Seconded by Deb Danner. All in favor: 5, Opposed: 0, motion carried.

Mr. Bar addressed the concerns that the construction should only be two days and that only a delivery truck would be at the camp as most of the tent comes preassembled. There would be 2 adults in the tents and one adult in the nearest building to help keep campers from causing mischief and in case of any emergency that may arise. The location of the campsite is at least 200' away from the stream, which only requires a 100' setback. Mr. Bar also stated again that the PA would be used for brief announcements during the day between 8:30am – 7:15pm, and only for emergencies after that. Mr. & Mrs. Bar are willing to share their phone numbers with the neighbors so that they can address any concerns that may arise immediately.

The board had concerns about who would be crossing the street. Mr. Bar stated that the children would all be located on the east side of the camp. The only ones that should be crossing the street would be staff and their children. Mr. Bar stated that they will have the crossing manned between 8:30am – 7pm.

After 7pm it would be the teenage(16-18yr old) and adult staff needing to cross. The other concern the board had was the occupancy numbers of the camp. After review of all documentation there is a discrepancy in occupancy numbers. This will need to be reviewed further and will be noted in the conditions of approval.

Tal stated that the 239 referral to the County had been sent and they deemed the Town as lead agency.

Don reviewed the SEQRA with the Board.

Motion made to Declare Neg. Dec., was made by Bud Bear. Seconded by Ken Elsbree. All in favor: 5, Opposed: 0, motion carried. (Jay Goodman voted in Deb Danner's place as she left meeting at 9pm)

The Board decided that the approval would be limited with the following conditions:

1. PA use would be limited to only when required hourly between 8:30am – 7:15pm
2. Street crossing would be full manned between 8:30am -7:00pm
3. Lighting to be addressed that illuminates/disturbs the neighbors
4. Occupancy numbers will need to be confirmed
5. Sewage/waste disposal to be confirmed within 6 months
6. Temporary approval until September 1, 2025 then new review
7. Concrete pad will be done with CODE approval
8. Water to be used by campers will be bottled
9. 2 adults with another nearby for glamping residence
10. Tents to be evacuated during bad weather
11. No construction 100' from water source
12. Tents only for sleeping, no social gathering
13. No heating units or fires in tents
14. Adhere to any and all statements made in application, submitted documents and meeting notes

Motion made to approve Camp Tal camping with conditions, was made by Ken Elsbree. Seconded by Bud Bear. All in favor: 5, Opposed: 0, motion carried.

Austin Nevins – Site Plan Review – 12.04-4-5

Mr. Nevins was present tonight to discuss changing the use of one room in his house to a nail spa. Mr. Nevins purchased a house on SR 32 in the Hamlet zone. Mr. Nevins stated that he will be expanding the driveway to the north, to allow for extra parking and so people can turn around and not have to back out of the driveway. He stated that his wife is the only employee and the would be only 1-2 clients at a time to start. They would have a small sign on the house with the business name. They are hoping to start the business this winter or by early spring of 2026.

The board discussed that a home occupation is permitted in the hamlet zone. The board did have concerns about the parking area and possible encroachment, possible expansion and number of employees. The board stated that they would like to see the survey of the property with the exact location of the driveway expansion marked. They also stated that if there was an increase in employees or addition to the structure for the business that they would need to relocate the business. A short form SEQRA would also need to be completed.

Motion made to Declare Lead Agency was made by Deb Danner. Seconded by Ken Elsbree. All in favor: 5, Opposed: 0, motion carried.

Motion made to set Public Hearing for July 2nd, 2025, was made by Bud Bear. Seconded by Ken Elsbree. All in favor: 5, Opposed: 0, motion carried.

Discussion

A brief discussion was held concerning a report that Laberge had sent concerning Camp Tal with inaccurate information (wrong Town of Greenville referenced). Don stated that he would reach out to Laberge for clarification.

Minutes

Motion made to approve the minutes from May 7, 2025 was made by Ken Elsbree. Seconded by Bud Bear. All in favor: 5, Opposed: 0, motion carried.

Close Meeting

Motion made to close the meeting at 9:34pm made by Jay Goodman. Seconded by Ken Elsbree. All in favor: 5, Opposed: 0, motion carried.