

Town of Greenville Planning Board

PO Box 38
Greenville, NY 12083

July 2, 2025

Minutes

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

Guests: Austin Nevins, Aria Harris(ELP Greenville Solar), Rosario Giufre (ELP Greenville Solar), Evan Young(ELP Greenville Solar), Will VonAtzingen(Board Member), and 11 audience members.

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

Austin Nevins – Public Hearing for 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 reviewed the plan 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.

Motion made to open Public Hearing @ 7:00pm was made by Jay Goodman. Seconded by Bud Bear. All in favor: 5, Opposed: 0, motion carried.

Don asked if there were any questions or comments from the floor: Neighbors were concerned about any signage, parking, new lighting, zoning changes from residential to commercial, and possible problems with the water system and stream that could be caused with disposing of chemicals used.

Motion made to close Public Hearing @ 7:09pm , was made by Bud Bear. Seconded by Will Bardel. All in favor: 5, Opposed: 0, motion carried.

Don reviewed the project with the Board. Don stated that even though the property is in the Hamlet zoning district and is residential, the zoning does allow certain home business'. The homeowners will be putting in a new paved area which will allow 5 cars. This new area will allow drivers to turn around in the driveway and not have to back out onto the road. There would only be 1-2 people at the business at a time. If they had 2 employees working then the total would be 4. The hours of operation would be Monday – Friday 9:30am – 7:00pm and Saturday 9am – 5pm. The Board recommended that the walk and parking area have some sort of lighting. The sign for the business was discussed and it was stated that it will be on the front of the house and not illuminated. As far as any chemical waste disposal it is all placed in the garbage and not dumped down the sink. Conditions for approval were discussed and considered.

Don reviewed the SEQRA with the Board.

Motion made to declare Neg. Dec. , was made by Bud Bear. Seconded by Jay Goodman. All in favor: 5, Opposed: 0, motion carried.

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

1. Sign will be no more than 2' x 3' non illuminated, placed on the porch parallel to the road
2. Hours of operation will be M-F 9:30am -7:00pm & Sat. 9:00am – 5:00pm

3. Parking area increased in size to accommodate 6 cars will need to be lined
4. Lighting to be addressed to illuminate parking (downward facing) that does not disturb the neighbors, possibly small sidewalk lights
5. If more than 1 more employee – will need to relocate business
6. Chemicals that are used are self-contained in regular residential trash
7. Review in 6 months after opening. Owner to notify upon opening of salon so review date can be set
8. SUP is nontransferable, will be rescinded upon closure of salon

Motion made to approve SUP & Site Plan with conditions, was made by Deb Danner. Seconded by Bud Bear. All in favor: 5, Opposed: 0, motion carried.

ELP Greenville Solar - Site Plan Review – 12.00-1-37

Representatives from VC Renewables and Crawford Engineering were present tonight to discuss the proposed solar project that is located on SR 32 just outside of Freehold. Evan Young from Crawford stated that this is a community solar project which will be 4 megawatts with battery storage. The project will encompass 19 acres. There is already road access with a curb cut. The area is flat to moderately sloped. Three new poles will be placed and owned by Central Hudson. There are wetland on the area that were flagged in 2023. They are working with DEC to delineate the area. There will be evergreen screening and shrubs along SR 32. The surrounding fence will be woven wire with pressure treated wood and 8 feet high. There is a storm water plan in process as well as a maintenance plan. There will be no lighting at the site. Any wiring will be above ground to avoid any undue trenching. A visibility study was conducted June 21, 2023. A flood plain analysis was conducted by Terta Tech and property is located in the 100 year flood plain. The base elevation is 2 feet. The panels will be 3 feet above grade.

Don stated that the Board had concerns about next steps. An escrow account will need to be established and the plans will be sent to the Town Engineer for review. The Board will revisit the proposal in September after escrow is established.

Discussion

A brief discussion was held concerning a letter that was received from a concerned community member about the number of event venues that are now located on CR 26 with the possibility of more in the future. They are concerned about increase in noise and traffic in the area. Don stated that he forwarded a copy of the letter to the Town Supervisor and Code Enforcement.

Minutes

Motion made to approve the minutes from June 4, 2025 was made by Deb Danner. Seconded by Bud Bear. All in favor: 5, Opposed: 0, motion carried.

Close Meeting

Motion made to close the meeting at 9:20pm made by Will Bardel. Seconded by Deb Danner. All in favor: 5, Opposed: 0, motion carried.