

Town of Greenville Planning Board

PO Box 38
Greenville, NY 12083

January 7, 2026

Minutes

Attendees: Planning Board Members: Don Teator, Will Bardel, Ken Elsbree, Deb Danner, Jay Goodman and PB Clerk: Hope Nugent.

Guests: Al MacDonald(Santo Associates), and Will VonAtzingen(Board Member)

Meeting opened by Don Teator at 7:00pm

Santo Associates – Lot Line & Subdivision for Stableview @ Red Mill LLC – 36.00-1-11,22,23,24

Mr. MacDonald reviewed the updated maps with clean lines for the lot line changes. A walk through was completed by Will. He stated that there is a drop off toward the back of the property and a flood plain on the parcel. Maps now look good as lines are definitive. Road frontage was reviewed and is acceptable. lot line changes are mostly internal changes among the owners so there is little impact.

Motion made to waive Public Hearing was made by Ken Elsbree. Seconded by Will Bardel. All in favor: 5, Opposed: 0, motion carried.

A SEQRA is not needed to be completed as the lot line adjustment is not a type II action.

Motion made to approve Lot Line Adjustment was made by Will Bardel. Seconded by Ken Elsbree. All in favor: 5, Opposed: 0, motion carried.

Al MacDonald presented the updated maps with definitive lines for a 3 lot subdivision for review. Lot 1 has road frontage of 353'. Lot 2 has road frontage of 67' and lot 3's road frontage is 50'. It is stated that at least 50' is needed for a driveway. As Will stated lot 2 is partially in the flood plain, but that is were it also drops off toward the Basic Creek. Tal stated that since the driveways are so substantial to parcels 2 & 3 that turnoffs for potential fire/ems should be included. Mr. MacDonald stated that passing lanes could be included and would be added to the completed maps.

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 February 4, 2026 was made by Jay Goodman. Seconded by Will Bardel. All in favor: 5, Opposed: 0, motion carried.

Discussion

Don wanted to discuss the progress of the survey for the updates to the Comprehensive Plan. Will reviewed all the data with the Board in a slide show he created from the 462 people who responded to the survey. The slide show will be sent to the grant writers for their review, so they can write their proposal and present the findings to the Town Board. There will be more workshops before a draft of a new Comprehensive Plan is completed.

Minutes

Motion made to approve the minutes from December 3, 2025 was made by Will Bardel. Seconded by Ken Elsbree. All in favor: 5, Opposed: 0, motion carried.

Close Meeting

Motion made to close the meeting at 8:25pm made by Ken Elsbree. Seconded by Will Bardel. All in favor: 5, Opposed: 0, motion carried.