

Town of Greenville Planning Board

PO Box 38
Greenville, NY 12083

February 4, 2026

Minutes

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

Guests: Al MacDonald(Santo Associates), and 13 audience members

Meeting opened by Don Teator at 7:00pm

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

Mr. MacDonald reviewed the maps for the subdivision located on Red Mill Road. Lot #1 will be 20.716 acres. Lot #2 is 21.63 acres, and Lot #3 is 7.648 acres.

Motion made to open Public Hearing @ 7:02pm was made by Bud Bear. Seconded by Ken Elsbree. All in favor: 4, Opposed: 0, motion carried.

Don asked if there were any questions from the audience: questions asked were if they could view the large map to see the location of the flood plain and boundary lines. Also asked was if the parcel near creek would be considered buildable, what could be built on it as well as if could be subdivided again. It was explained to the audience that a single or 2 family home could be built on the bigger lots and if the owners decided to subdivide these parcels the owners would need to come back before the Planning Board.

Motion made to close Public Hearing @ 7:09pm was made by Ken Elsbree. Seconded by Will Bardel. All in favor: 4, Opposed: 0, motion carried.

Will described the walk through that he did. He did not see any problems other than the parcel in the back will need to watch the ledge if ever decided to build on. Don stated that proposed driveways have been added to access the 2 larger lots. All lots are of adequate size, buildable and have road access.

Don reviewed the SEQRA part II with the Board.

Motion made declare Negative Declaration was made by Bud Bear. Seconded by Ken Elsbree. All in favor: 4, Opposed: 0, motion carried

Motion made to accept subdivision was made by Will Bardel. Seconded by Ken Elsbree. All in favor: 4, Opposed: 0, motion carried

Santo Associates –Subdivision for Peter & Sherry Ebert – 13.00-1-7

Al MacDonald was present tonight to submit plans for a 2 lot subdivision. The parcel is currently 19.938 acres. The Ebert's are looking to subdivide their parcel into a 17.983 acre lot and a 2 acre lot. Their house would be located on the 2 acre parcel. Road frontage is 150' and set backs are good.

Motion made to declare Lead Agency was made by Ken Elsbree. Seconded by Bud Bear. All in favor: 4, Opposed: 0, motion carried.

Motion made to set Public Hearing for March 4, 2026 was made by Bud Bear. Seconded by Will Bardel. All in favor: 4, Opposed: 0, motion carried.

Kaaterskill Associates –Lot Line Adjustment for Jason & Courtney Reinhard – 24.01-3-17

Andrew, a representative from Kaaterskill Associates, was present tonight to discuss the proposed lot line adjustment between the parcel the Reinhard’s own and the parcel their mother owns. The parcel is located on Brookside way. 1 acre from parcel 24.01-3-32(mother’s property) would be added to 24.01-3-17(Reinhard’s) after lot line adjustment. This would make take the Reinhard’s lot from the existing 1.65 acres to 2.14 acres, which is now in the legal limit.

Motion made to waive Public Hearing as action is between mother and daughter was made by Ken Elsbree. Seconded by Bud Bear. All in favor: 4, Opposed: 0, motion carried.

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

Motion made to approve Lot Line Adjustment was made by Bud Bear. Seconded by Ken Elsbree. All in favor: 4, Opposed: 0, motion carried.

Edward Marchigiani –Possible large subdivision – 12.00-2-16.111

Mr. Marchigiani was present tonight to discuss with the Board a possible 10 lot subdivision. The parcel that was discussed was the parcel on SR 32 behind the House of Glory Church. Mr. Marchigiani presented a hand/computer drawn map showing the 10 lots with acreage for the lots ranging from 2.4 – 6.35 acres. However, Mr. Marchigiani does not own the parcel. Tal stated that before any more discussion can be done, Mr. Marchigiani should contact an attorney and enter into a contract to buy the property. Once there is a contract to buy the property than Mr. Marchigiani can than approach the Board with the application, survey and plan.

Discussion

Will stated that he spoke to the IDA about the data for the Comprehensive Plan. The IDA stated that they are only focusing on commercial property of approximately 20 acres for light manufacturing.. They said they would most likely not be interested in redeveloping the plaza.

Minutes

Motion made to approve the minutes from January 7, 2026 was made by Ken Elsbree. Seconded by Will Bardel. All in favor:4, Opposed: 0, motion carried.

Close Meeting

Motion made to close the meeting at 8:02pm made by Ken Elsbree. Seconded by Bud Bear. All in favor: 4, Opposed: 0, motion carried.