

**Town of Greenwich  
Planning Board Workshop Meeting Minutes  
02/11/2010**

**Call to Order:** Chairman Tomkins called the meeting to order at 7:00 pm.

**Members Present:** William Tomkins, Jeff Duxbury, Kyle Vandewater, Carl Thygesen, John Mattison and Michelle Wright.

**Members Absent:** Dan Spigner.

**Also Present:** Clerk Kellie Blake , Town Supervisor Sara Idleman and Code Enforcement Officer Dan O'Connor.

**Members of the public who signed the attendance sheet:** Pat Ciccarone.

**Correspondence:**

- Two letters were received from the Washington County Clerk – Polchowski Minor Subdivision # 480 & Rymph Minor Subdivision # 479 were filed with the County.
- Monthly Budget Report was received from Budget Officer, Kellie Blake.

Chairman Tomkins asked the other Board Members if they had heard from Dan Spigner as he has missed a few meetings. Jeff Duxbury stated that Dan had a new job and was traveling quite a bit. Kyle Vandewater stated that he could empathize with having a new position. Chairman Tomkins stated that he understood but sooner or later Dan will need to figure out if the new job is having a different demand on his time.

An updated copy of the Zoning Ordinance was received by all Board Members and the Clerk from Town Clerk Elaine Kelly, this is a full updated version, except for the maps, and the old version should no longer be used for reference.

**New Business:**

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**Minor Subdivision # 482 – Patsy & Joan Ciccarone, 415 Riddle Road. Application for a two lot subdivision of a 6.82 acre parcel. One lot of 2.00 +/- acres with an existing house, well, septic and driveway off of County Route 49. One lot of 4.82 +/- acres with an existing house, well, septic and driveway off of Riddle Road. Tax Map ID # 198.-1-12.3. Parcel is located in the Rural Agricultural Zoning District.** Mr. Ciccarone was in attendance. The Board reviewed the application and the only item needed is the Subdivision number on the map. Mr. Ciccarone was instructed to come to the regular meeting next week when the Board will set the public hearing. Mr. Ciccarone asked what fees he may need next week and was informed that he would need a check made payable to the Postmaster for Certified Mailings of the Public Hearing notices. Chairman Tomkins informed Mr. Ciccarone that one lot fee would be required for the new lot, but no recreation fees would be required because the houses were already in existence. The lot fee would not be needed until after the subdivision was approved next month.

**Fees Received: \$100.00 Application Fee.**

**Update from Dan O'Connor on Stu Maguire – Junkyard SUP Application:**

Code Enforcement Officer Dan O'Connor updated the Board on this application. Dan stated, that as the Board knew, Mr. Maguire had been referred to the Zoning Board of Appeals for an interpretation. The Zoning Board gave him a timeframe in which to complete the requirements set forth in the Zoning Ordinance. One of those requirements is applying for a Special Use Permit. Mr. Maguire had submitted an incomplete application last year and stated that he was having health problems and did not know when he would be in. The Planning Board has not heard from him since. Dan stated that he has spoken with Mr. Maguire and told him that he still needed

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to complete the Special Use Permit Application. Mr. Maguire was under the impression that he had done so. Dan requested that the Planning Board send Mr. Maguire a letter detailing what needed to be done. Chairman Tomkins instructed the Clerk to write a letter and email it to the Board by Tuesday for their review. Chairman Tomkins suggested including the following: The Zoning Ordinance which was adopted by the Town Board of the Town of Greenwich on 05-29-2007 by Local Law # 1-2007:

- 190-73 Junkyards –
  - A. Any junkyard shall be completely enclosed with an opaque fence such that the junkyard is not visible, except for operations for ingress and egress. Such fence shall be at least six feet high. There shall be no storage of material outside the fence. If, due to topographic or other considerations, the junkyard is visible from other properties with the fence in place, the Planning Board may require such other screening as it deems appropriate.
  - B. All junkyards shall be required to renew their special use permit annually.
  - C. Any junkyard in existence as of the date of enactment of this chapter shall be required to comply with this chapter and obtain a special use permit within one year of enactment of this chapter.
- The ZBA gave him a time frame to come into compliance to fulfill the requirements of Zoning, but the Special Use Permit should have been immediate.
- Letter should state that he or a designated agent need to appear at the next meeting.

Kyle Vandewater asked if there was an annual license fee. Dan stated that the Town Board licensed the junkyards annually. Chairman Tomkins stated that he thought the Junkyard Ordinance was superseded by the Zoning Ordinance. Dan O'Connor stated that Chairman Tomkins was correct, there is no longer a Junkyard License it is a Special Use Permit which is renewed annually.

**Discussion:**

Chairman Tomkins asked Supervisor Idleman if she would comment on her Economic Development Committee.

Supervisor Idleman stated that she is calling it a round table. The meeting is scheduled for Monday, March 15<sup>th</sup> from 9 am – noon. John Hedbring has graciously offered space at IDEARS on River Road. There will be approximately 20 people. People she has invited include Josh Levy-The Phantom Lab, Justin Stevens – Better Bee, John Hedbring-Fort Miller Co., Paul Fronhofer – Fronhofer Tools, Dawn Sharts – Farming Community, Patricia Isgro , Bill Tomkins – Planning Board Chair, Kathy Nichols-Tomkins – Chamber Of Commerce, Representatives from Scott Murphy's, Kirsten Gillibrand & Betty Little's Office, Tory Riley – Washington County, David Doonan – Greenwich Mayor as well as a few others. Supervisor Idleman further stated that she would like to see the Town have a plan for recruiting businesses. She would like to start with people who have started businesses in Town whom understand business and discuss ways to bring business to Greenwich. She would also like to find ways to enhance agriculture in Greenwich. Supervisor Idleman stated that she would like to have plans in place for recruiting business and a marketing the Town. The next phase would be to talk to people that understand marketing. There are many talented people all over Greenwich. It appears there is a real growth potential in this area for technology. This round table will be a start.

John Mattison asked if she had anyone from an Ag Business in on the discussion. Supervisor Idleman stated no but that was a good idea. She also stated that she had spoken to J.C. Carmody but he was not able to come. John Mattison stated that Jamie Gibson is very smart with this kind of thing also Kevin Armitage works at Capital Tractor. Carl Thygesen stated that Richard Skellie worked there also and has been on both sides of agriculture. Supervisor Idleman stated that she would make some phone calls tomorrow.

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Supervisor Idleman stated that she had mentioned a while ago about the landscaping around the new Medical Center building. That whole section could be more attractive and thinks the medical center would be a good place to start. Kyle Vandewater stated that the Hospital did all the screening required of them and that the trees would mature and fill out in the future. Carl Thygesen stated that she could contact the representatives of the hospital.

Michelle Wright stated that having the parking in the back and side contributed to the problem. The focal point is the front door, which is in the back of the property.

Chairman Tomkins stated that the Board could have asked for a more attractive façade to the side of the building facing the road. More discussion ensued regarding site plans and the need for numbering and signing each page when approved by the Planning Board.

Supervisor Idleman stated that she was just going to throw this out – she hates the Solar Lights and there are other Towns who would love those lights. According to DOT they don't have to be there. Chairman Tomkins stated that he likes the lights.

Discussion ensued regarding a hydro plant application on the Georgia Pacific property. Chairman Tomkins stated the Georgia Pacific site has always been a key site for light industry; many different things could go in there. A private entity has proposed to put in a new hydro plant there. They would only need a fraction of the property for the Hydro and the Hudson Crossing committee is interested in a park. This would only benefit Greenwich economically if there were businesses as well as a park on our side of the River. More discussion ensued regarding ideas for this site.

**Old Business:**  
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**Badgley Minor Subdivision – Dundon Lane** - Kyle Vandewater stated that he had gone and looked at the property and he didn't see any issues with the location of the proposed property lines. The applicant would still need to comply with the deed restrictions.

**New Business:**  
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Mr. Parker phoned Supervisor Idleman and she informed him that he would need to come to a Planning Board Meeting. He had questions regarding a Motor Cross. Chairman Tomkins looked in the Zoning Ordinance under 190-44. Noise –

- A. Unnecessary, excessive, offensive and nuisance noises from all sources are prohibited.
- B. The Planning Board shall have the authority to specify noise levels and hours at which specified noise levels may be emitted for uses subject to site plan review or special use permit review.

Chairman Tomkins further stated that it may not meet the definition of Recreational Use, Outdoor which states: A place designed for the use of recreational or leisure facilities such as a golf course, miniature golf, tennis club, park, skating rink, cross-country ski center or field for sporting activities. This term does not preclude the use of private property by its owners and their occasional guests for personal recreational activity.

Chairman Tomkins stated that if Mr. Parker comes to the Planning Board that he should be referred to the Zoning Board of Appeals for an interpretation.

A motion to adjourn the meeting at 8:05 pm was made by Jeff Duxbury, 2<sup>nd</sup> by John Mattison.

Respectfully Submitted,  
Kellie Blake  
Planning Board Clerk