

Town of Greene Planning Board
October 23, 2023

Planning Board Members: Michelle Day, Tim Conner, Will Merrill, George Sobierajski, and LisaMarie Delaney.

Members Absent: Dave DeYoung and John Shearer

Chairperson Michelle Day opened the Public Hearing at 7:01 PM.

- 1) **Public Hearing- TBR Properties One LLC:** Represented by Paul Koerts. Public Hearing Notice read by George Sobierajski. No comments.
- 2) **Kauffman Buildings:** Public Hearing Notice read by Tim Conner. No comments.

Chairperson Michelle Day closed the Public Hearings at 7:03pm

Chairperson Michelle Day opened the Regular Meeting at 7:03pm

Old Business:

- 1) **TBR Properties One LLC:** (Chair-George Sobierajski, Tim Conner, Lisa Marie Delaney, and Will Merrill). Chair George Sobierajski reported driveways need to be approved by the State D.O.T. and comply to the 239 review report. George Sobierajski made a motion to approve the project as submitted and meet the following conditions.
 - A) Comply with all other necessary Laws and Regulations, including and not limited to NYS DOT Right of Way rules.Motion seconded by Tim Conner. Ayes from all. Motion carried.
- 2) **Kauffman Buildings:** (Chair-Tim Conner, George Sobierajski, John Shearer, and Dave DeYoung). 184 Slater Road, Greene NY. Chairperson Michelle Day read email correspondence generated between Day and Hurlbert regarding hours and days of operation, sales and maximum number of sheds. Committee report from Chair Tim Conner: Sales business, maximum number of sheds and 239 review report. Motion by Tim Conner to approve the application with the following conditions:
 - A) Add picture of sign on building (as of 10/23) to planning board application. Sign on building approved (unlit).
 - B) All inground signs need to be removed. No additional signs allowed on sheds.
 - C) Comply with all other necessary Laws and Regulations, including and not limited to NYS DOT Right of Way rules.
 - D) Maximum number of ten Kauffman Buildings on the site.
 - E) No lighting.
 - F) Sheds to be available for purchase on site with posted hours of operation.

Motioned seconded by George Sobierajski. Ayes from all. Motion carried.

3) **Atlas:** No update

New Business:

- 1) **Auto Repair Shop:** Applicant: Tyler Moravcik. Location of shop-594 St. Highway 12, Greene NY. Tax Map# 267-1-39.3. Diagnose and repair vehicles. Hour of operation: 8:00am-5:00pm, Monday-Friday. Up to 5-10 vehicles sit on site. Sign over the garage doors, lit from over the top. The applicant will submit an overview of the property and sign information.
Chair-Will Merrill, Tim Conner, George Sobierajski and LisaMarie Delaney. Send 239 to the County. Public Hearing-November 27, 2023. George Sobierajski made a motion for a type 2 action impact on the environment to SEQR, seconded Will Merrill. No discussion. All in favor.

Other Business:

- 1) **Solar site plan application:** Town Board approved the application.
- 2) **Training:** Chairperson Michelle Day emailed link for training to Planning Board.
- 3) **Town of Coventry:** Moratorium for Solar Sites for one year.

Approval of Minutes: A motion made by George Sobierajski, to approve the September 25, 2023, meeting minutes as submitted. Motion seconded by Tim Conner. Ayes from all. Motion carried.

Adjournment: A motion made by Will Merrill to adjourn the meeting, seconded by Tim Conner. Ayes from all, motion carried.

Next Planning Board meeting-November 27, 2023, at 7:00 PM

Chairperson Michelle Day closed the regular planning board meeting at 7:52 PM.

Respectfully Submitted,

Lou Ann Day, Town of Greene Planning Board Clerk