

Town of Greene Planning Board
February 24, 2020

Members Present: Michelle Day, George Sobierajski, Nancy Nowalk, Tim Conner, Samantha Hoskins and John Shearer.

Members Absent: Matt Curtis

Chairperson Day called the regular meeting to order at 7:07 PM.

New Business:

- 1) **Chenango River Theatre Inc:** 991 State Hwy 12, Greene, NY. Applicant-Rapp Signs, Inc. 3979 NY Route 206, Greene, NY. Replace existing banner (4' x 24ft) sign on front of building with 3' x 20' single face illuminated sign and replace existing 4' x 8' "trailer" changeable copy sign with 4' x 8' double face illuminated monument sign @ 10' O.A.H. LED lighting, dusk to 11:00 PM. Committee: Chair-George Sobierajski, Tim Conner and Matt Curtis. George Sobierajski made a motion for a type 2 action impact on the environment to SEQRA, seconded by Tim Conner. No discussion. All in favor. Motion carried. Send 239 to the County. Public Hearing-March 23, 2020 at 7:00 PM.
- 2) **TSC (Tractor Supply Company):** 95 S. Chenango Street, Greene, NY. Applicant: DMK Development, 4927 E. Stariha Drive, Suite B, Norton Shores, MI. Project is a development of a 1 story, 19,100 sq. ft. retail building with 18,000 SF of outdoor display area and associated parking. Standard TSC sign, lit from dusk to 9:15 PM. External lighting on the outside of building, facing downward. Hours of operation: Monday-Saturday, 8 am-8 pm, Sunday 9 am to 7 pm. Open items requested at the meeting: Sample zoning letter (stating no zoning designation, but use allowed); Lighting plan (with spec sheets for the 3 different types of exterior lights used on the property); A building elevation sheet, which also shows where the lights are located on the building; TSC's pylon sign plan and CRIS submission from SHPO. Committee: Chair-John Shearer, George Sobierajski, Tim Conner, Matt Curtis, Michelle Day, Nancy Nowalk and Samantha Hoskins. Tim Conner made a motion for a type 2 action impact on the environment to SEQRA, seconded by John Shearer. No discussion. All in favor. Motion carried. Send 239 to the County. Public Hearing-March 23, 2020 at 7:00 PM, contingent upon receipt of open items.
- 3) **On Common Grounds Coffeehouse/Bakery:** 166 S. Chenango Street, Greene, NY. Applicant: Jill Doll. Location of site: In front of the Great American Store. Project is to relocate existing Coffeehouse/Food Service Building to the front of the Great American store, business use same as before (Drive thru and counter service). Parking will be the Great American parking lot. Sign will also move with the same previous setback. Hours and lighting on the building are the same as before relocation. No environmental concerns. Committee: Chair-John Shearer, George Sobierajski, Tim Conner, Matt Curtis, Michelle Day, Nancy Nowalk and Samantha Hoskins. Tim Conner made a motion for a type 2 action impact on the environment to SEQRA, seconded by George Sobierajsk. No discussion. All in favor. Motion carried. Send 239 to the County. Public Hearing -March 23, 2020 at 7:00 PM.

Old Business: None

Other Business: Marcel Barrows thanked the Planning Board for their service. Planning Board answered his concerns and questions regarding the Public Hearing Notices and the Town website.

Planning Board Survey: Tabled for the next few months.

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Other Business:

- 1) Village Planning Board will be sent the results of a Town of Greene Planning Board Approval of a site plan if the project falls within the distance required to the village line to inform the Village Planning Board. A letter with the site plan will be included stating: Village of Greene Planning Board information only.
- 2) Solar Law; Community Solar Letter. Discussion followed.
- 3) Sign Law: George Sobierajski discussed regulation ideas.
 - a.) Work Session scheduled for Thursday, March 12th at 6:00 PM

Training: No news.

Approval of Minutes:

A motion was made by George Sobierajski to approve the January 27, 2020 meeting minutes with the following corrections: George Sobierajski is investigating Sign Laws not as the chairman as stated in the minutes. Planning Board Survey: Compiled results from returned surveys should be Compile results from returned surveys. Motion seconded by Nancy Nowalk. Ayes from all except Samantha Hoskins who abstained. Ayes from all. Motion carried.

Adjournment:

Nancy Nowalk made a motion to adjourn the meeting, seconded by John Shearer. Ayes from all, motion carried. Chairperson closed the regular planning board meeting at 8:30PM.

Next regular meeting March 23, 2020 at 7:00 PM.

Respectfully Submitted,

Lou Ann Day
Planning Board Clerk