

September 28, 2004

A special meeting of the Town Board of the Town of Greenville was held on September 28, 2004 at 7:30 pm at Pioneer Hall to conduct a public hearing on a zoning change. All Board members were present and there were 32 guests including Ted Hilscher. Mr. Cardamone opened the meeting with the pledge of allegiance and the reading of the public hearing notice.

Aline Galgay, representing Schembri Homes, described the scope of the project as 125 residential units on approximately 78 acres with 40% green space and buffered wetlands. She asked the Board to consider rezoning parcel 12.00-2-3, currently zoned both LR and RR, and parcel 12.00-2-1, currently zoned RR, changed to LR to permit application to the Planning Board for a Planned Unit Development zone. Although the intent is to apply for the PUD, the initial zoning change would only result in a potential of six additional lots being permitted. Public comment was requested.

Eliot Dalton commented that the greater good is achieved by permitting this change.

Bernie Clancy commented that increased fire protection would be required.

Jim Mulligan expressed concern that granting this spot zoning change might make future requests easier to grant.

Jeff Schwartz commented that Schembri is doing quality work and is in favor of granting the request.

Wayne Nelson requested information regarding the impact on school enrollment and suggested that properties should not be in more than one zone.

Ted Hilscher indicated that Greene County Planning Board must conduct a 239 review prior to Town Board action.

Mr. Seeley expressed a favorable attitude toward the project.

There being no further business, Mr. Cardamone moved to adjourn at 8:15pm.

Ronnie J Campbell, Town Clerk

SUPERVISOR CARDAMONE

COUNCILMAN KRAKER

COUNCILMAN LEWIS

COUNCILMAN NUGENT

COUNCILMAN SEELEY