

## Town of Greenport Planning Board Meeting Minutes for April 25<sup>th</sup> 2017

The Planning Board meeting of April 25, 2017 was called to order at 7:35 pm by Chairman Stiffler. Chairman Stiffler then asked everyone to stand for the Salute to the Flag. There were 7 people in attendance.

Present:

X Edward Stiffler, Chairman	X Paul D’Onofrio, Member
X Robert MacGiffert, Co-Chairman	Sandy Kipp, Member
X Michael Bucholsky, Member	X Ray Jurkowski, Engineer
X Virginia Benedict, Esq.	X Lisa Henry, Provisional Secretary

**Robert MacGiffert motioned to approve the minutes of the March 28, 2017 meeting. The motion was seconded by Paul D’Onofrio. All in favor, and carried.**

### Old Business:

**Verizon Wireless** – Mr. Olsen was present in behalf of Verizon Wireless Communications. Public hearing was called to order at 7:36 pm immediately preceding the Public Notice from the Register Star being read and provided the Board with the abutter notices.

Mr. Olsen explained the project to the board and the members of the public that were present. He explained that the Lorenz Park location will make it more efficient to cover the corridor of route 9 and 66 corridor.

Mr. D’Onofrio asked about the water tower location. Mr. Olsen explained that the engineer looked over the location and stated the trees would block the intended reach area. Mr. D’Onofrio also asked about color consideration. Mr. Olsen stated that towns have asked for color but then didn’t like it and found that the galvanized grey color works best.

Mr. Bucholsky asked about the total height of the tower. Mr. Olsen said it is 124’ with 4 foot lightening rod with a base of about 4 feet. The Board talked about making the area around the tower a no build zone to protect future growth on the property. The Board asked Mr. Olsen to contact the landowner to make arrangements for a no build zone.

Chairman Stiffler asked if there were any public comments and there wasn’t any.

Mr. Bucholsky said that he thinks that the Site Plan should show exactly where no build zone is going to be and He and Mr. D’ Onofrio both think it would be a good idea that the area be about 125’ in diameter

**Mr., D’Onfrio made a motion for the Public Hearing to be continued until next month so that Mr. Olsen can talk to the landowners about making a “No Build Zone” or make some type of**

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**agreement for a break point on the Tower. Mr. Bucholsky seconded it, all in favor and carried.**

The Board continued the Public Hearing until May 23, 2017 at 7:35 pm.

**Affordable Self Storage** Mr. Baright, Mr. Daly and Mr. Freeman were present on behalf of Affordable Self Storage. The Public Hearing began at 7:50 pm immediately preceding the public notice from the Register Star being read and provided to the Board the abutter notices.

Mr. Baright and Mr. Daly explained the project to the public and the board.

Chairman Stiffler opened the hearing to the board for comments with asking about the road maintenance agreement that was supposed to be given to Ms. Benedict to go over before the hearing. Mr. Freeman stated that there has been no finalization and that they are working on it. Chairman Stiffler asked Ms. Benedict her opinion on the agreement; she stated that she really believes she should see the agreement before any action is taken.

Matthew Cabral was there on behalf of Ms. Kipp and Kipp Trailer Park. He stated they exchange drafts of the Road Maintenance Agreement. Mr. Cabral asked the Board about making these conditions in the Site Plan for the use of the parcel. He asked that they only drive 10 miles an hour, that there be no parking on Kipp Lane, No Standing, No idling, No Loitering and that there be no dumpster and no outdoor storage. Mr. Baright stated that all the items Mr. Cabral wants can be put on the Site Plan.

Chairman Stiffler asked that Mr. Daly to clean up the dark area of the Site Plan that detailed the proposed sig and dimensions.

**Mr. MacGiffert made a motion to keep the Public Hearing open to give the Board Attorney a chance to look over the Road Maintenance Agreement. Mr. Bucholsky seconded it, all in favor, and carried.**

The Board continued the Public Hearing until May 23, 2017 at 7:50 pm

**Colarusso Haul Road** Chairman Stiffler explained that the Board held a Public Informational Meeting April 18, 2017 that was well attended. The Board has received several comments and due to the number of letters and comments, the Board will not be discussing the Colarusso proposal until the Town Attorney and the Board has a chance to review them all. The Town Attorney has also asked that the Board hold a special meeting On May 9<sup>th</sup> at 6:30 pm where the Board will go into executive session for an Attorney/ Client meeting.

**A motion was made by Mr. MacGiffert to accept the date. Mr. D'Onofrio seconded it, all in favor and carried.**

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**Dzubelski Apartments** Chairman Stiffler stated that we received a letter from the Engineer and they are still waiting on permits and approvals, so they asked to be deferred till the May meeting.

**O'Reilly Auto Parts** Mr. Ginocchio was present on behalf of O'Reilly Auto Parts. He explained that the Site Plan last month that were submitted were the same except that now instead of the Pylon sign being on the south side of the property, they wanted to move it to the north side of the property which would require the removal of a tree. Mr. Ginocchio stated that he submitted the variance applications and other than the sign the plans remain the same.

Chairman Stiffler asked Mr. Jurkowski about needing a second variance and Mr. Jurkowski said there would be one for the front yard. Mr. Jurkowski told Mr. Ginocchio that the proposed height of the sign would need to be on the plans as well. Mr. Jurkowski asked Mr. Ginocchio if he had reviewed the signed code and Mr. Ginocchio said no that he the company he is representing did. Mr. Jurkowski said he thinks it would be a good idea if he reviewed Chapter 102 of the Town Code (pertains to signs and billboards). By town code they would only be allowed a 47 square foot sign and Mr. Jurkowski said that he's not sure if the town could approve the site plan with an oversized sign. Mr. Ginocchio asked if the Board now moves on to a variance hearing and Chairman Stiffler told him the board would have a discussion not a hearing where the Board would look at the criteria. Chairman Stiffler said the board can't move forward until the final sign design is submitted and he also stated that he is not comfortable granting a variance until the Board knows the sign will meet the code.

Chairman Stiffler told Mr. Ginocchio to submit the revised plans and the revised sign diagrams by May 8<sup>th</sup>, 2017.

**Prudence Properties Napa Auto Parts** Mr. Moldoff and Engineer Morgan Moldoff were present on behalf of Napa Auto Parts. Ms. Moldoff explained to the board the revised plans show the 24' roadway cut coming in, also the storm pipe and the sewer easement as requested.

Mr. Jurkowski stated that he just received the traffic counts and that he would discuss that with Ms. Moldoff on Tuesday when they meet in the field with Mr. Mokszycki from Water & Sewer Department and Mr. Gaylord from the highway department. Mr. Bucholsky asked Mr. Jurkowski about asking the code enforcement officer to join them. Mr. Jurkowski asked Mr. Onufrychuk, Jr. if he wanted to and said he would send him the details.

Mr. D'Onofrio made a statement about the ladder truck radius cut; he stated that the cut is too small the truck will go into the grass. Ms. Moldoff asked if that was a problem. He told her yes because the truck weighs 83,000 pounds.

Chairman Stiffler asked Mr. Jurkowski if there was anything else, Mr. Jurkowski just said that a storm water plan be submitted. Mr. D'Onofrio asked about future development of the property. He stated it's important. Ms. Moldoff states there are no future plans. Mr. Bucholsky talked about a deceleration lane being put in because of traffic coming of 66 onto Healy Blvd.

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so that traffic can decelerate to turn into your property without stopping the traffic flow on Healy Blvd.

Mr. Jurkowski stated he would be sending a comment letter, but didn't want to piece things together so he's waiting until after the meeting on Tuesday to finish the report.

**Joslen Apartments** – Mr. Bianchine was present on behalf of Joslen Apartments.

Mr. Bianchine went through where the apartments were located. Since the last time Mr. Bianchine was in they added fire truck radius, he also stated he wasn't able to talk to fire chief so they used a standard fire truck. He stated that he talked to Mr. Mokszycki at Water and Sewer department and will need updates on the connections going onto the buildings. There will be 3 fire hydrants. Mr. Bianchine said they haven't had a chance to get out with the highway superintendent and have to schedule a meeting with them. Mr. Bianchine on to explain that they added sidewalks, handicap parking spaces, landscaping scheduling, added lighting and small LED residential light poles. He also said they completed the storm water and management plans and have submitted.

Mr. Jurkowski stated he never received it nor did the board.

Lastly Mr. Bianchine talked about the wet lands, stated that there are 3 areas of wet lands. The ones by Joslen Blvd are believed to be isolated wet lands and the 3<sup>rd</sup> is about 2/10 of an acre and will have to go to Army Corp. to receive permits to disturb that land.

Mr. Jurkowski asked a question about the 1<sup>st</sup> set of buildings closest to Joslen Blvd. Mr. Bianchine stated that the buildings are 29 feet from the right away and 53 feet from the center of Joslen Blvd. Chairman Stiffler asked about the snow storage area. Mr. Bianchine said he would show some on the new plans.

Mr. Jurkowski stated that Mr. Bianchine is preparing a storm water pollution management plan as it pertains to the site and it is separate from the previous. Mr. Jurkowski would like Mr. Bianchine to take a close look at the Joslen commons storm water management plan because it doesn't seem to be working. Mr. Bianchine mentioned the widening of the curb cut. Mr. Jurkowski said that Mr. Gaylord and he would meet with him.

Mr. MacGiffert asked Mr. Bianchine about the easement and getting in touch with Mr. Mokszycki. Mr. Bianchine said that he talked with him and he would like to see a 30' easement instead of the 20' one that's already there. Mr. Jurkowski said he would meet with Mr. Bianchine in the field and give a full review. Mr. Jurkowski also said that maybe some landscaping or shifting of things to help with the buildings being so close to the road. Also the Board would like to the utilities on the plans.

Chairman Stiffler asked if they would have the new plans by the May 8<sup>th</sup> deadline and Mr. Bianchine said he would try.

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**Jacks Towing Service-** The Applicant are looking to use existing space at 70 Fairview Ave. behind Dollar General to do Auto Repair and to use the back of the property for storage of the vehicles they tow. The proposed storage time is anywhere from 30 days and up. They stated that after 30 days they can start a process for salvage. They are asking for up to 75 spaces of parking in the fenced yard.

Chairman Stiffler asked about the spaces up to 75 cars. The Applicant said it would never get to that but wanted to give a high number to store for the cars they will tow for the City of Hudson during the winter.

Mr. Jurkowski stated that the Site Plan needs a survey, needs to be depicted to scale to show the actual metes and the bounds and the property line info. It shows no wetlands. Make sure the engineer takes a look at the Site Plan law to clearly identify what the Town requires to be on the Site Plan.

Chairman Stiffler stated that there is a problem with the fence going across the front part of the part of the property due to the residence in the back. He asked how the owner was supposed to get in to their house with the gate locked. Also how is the fire truck and ambulance going to get in if needed in the middle of the night? The Applicant asked what the Board recommended. Chairman Stiffler told the applicant would need to talk to the Fire Chief. Mr. Bucholsky asked the Applicant to make sure that they put the easement on the Site plan.

Chairman Stiffler read the Town Code on junkyards. Ms. Benedict asked the applicant about the cars having plates on them. She stated if they don't that they would then have issues with the town codes. The applicant then asked what the terms are with other repair shops. Chairman Stiffler told the applicant that it would be on a case to case basis that the Board would have to look at it.

**Greenport Land Partners-** Meredith Poole was there on behalf of Greenport land Partners (TRG Property Management) she stated that they have finally come to an agreement with the two tenants. TRG Property Management is looking to develop 161 Fairview Ave. Ms. Poole stated that they were just looking to get the Boards thoughts before they go any further.

Mr. Jurkowski asked about the property boundary for the house next to the development. Ms. Poole said that the Engineer will show it on the Plans. Mr. MacGiffert asked if they had talk to DOT yet. Ms. Poole stated that they don't want to talk to DOT until the Board has approved the concept. She also said that the Engineer will start traffic study once approved. The project will be done in phases. The Board asked about construction entrance, Ms. Poole said that it will be on Joslen Blvd.

Mr. Jurkowski stated some concerns about the traffic coming in and out of the proposed site, due the traffic heading towards Joslen Blvd. That could become an issue. Chairman Stiffler had a concern about the traffic coming in from Route 9 particularly those that are in the drive in

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lanes and the people parked not being able to get out. Mr. Jurkowski asked Ms. Poole if they had looked at the absolute number of parking spaces they were allowed to have She stated that they have and that they have another proposed plan out to a tenant that just went out. Mr. Jurkowski told Ms. Poole he'd like to see sidewalk throughout the whole project including Joslen Blvd and Route 9. The Board gave her some more concerns and ideas to take back to be considered and Mr. D'Onofrio asked about the fire truck radius she said that it would be on the plans. The Board asked Ms. Poole if she would be back with new plans by May 8<sup>th</sup> she stated she would.

**Public Comment-** Carolyn West from the Planning Committee for the comprehensive plan in connection with Natural areas and Wildlife in Greenport. They have been invited to meet with Ingrid Heckel to go over plans in a more depth overview of the Natural Habitats in Greenport.

A gentleman in the room also made the comment that he's glad that the Board is dealing with the drainage.

**Mr. MacGiffert made a motion to adjourn the meeting at 9:20pm and Mr. D'Onfrio seconded it, all in favor and carried.**

The next regularly scheduled meeting is May 23, 2017.

Respectfully Submitted,

*Lisa Henry*

Lisa Henry, Secretary

CC: Edward Stiffler, Chairman  
Sandra Kipp  
Robert MacGiffert  
Paul D'Onfrio  
Michael Bucholsky  
Ray Jurkowski

Virginia Benedict, Attorney  
Town Clerk Sharon Zempko  
Building Inspector's Office  
Fire Chief Gary Mazzacano  
NYS DOT  
Columbia County Planning Dept.  
Rapport Meyers (Via Website)