

Greenport Planning Board
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Phone 518 822-8149
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Chairman Edward Stiffler

Planning Board meeting of July 28, 2015, was opened at 7:30 by Chairman Stiffler with Pledge to Allegiance. There were 11 people in attendance.

Present:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Edward Stiffler – Chairman | <input checked="" type="checkbox"/> Paul D’Onofrio |
| <input checked="" type="checkbox"/> Robert MacGiffert | <input checked="" type="checkbox"/> Sandy Kipp |
| <input checked="" type="checkbox"/> Michael Bulcholsky | <input checked="" type="checkbox"/> John Florio |
| <input checked="" type="checkbox"/> Genevieve Trigg, Esq. | <input checked="" type="checkbox"/> Ray Jurkowski, Engineer |

Chairman Stiffler stated the updated Planning Board policy for the submission of applications & information coming before the Board should be received by the Board **15** days before the meeting with **9** copies of any submission to satisfy the Planning Board, and Attorney & Engineering group.

Motion made to approve minutes of the June 23, 2015, by Paul D’Onofrio and seconded by Sandy Kipp. All in favor.

- 1. TRG MANAGEMENT/DUNKIN DONUTS APARTMENTS – *Public Hearing* (7:35-7:42)** Meredith Poole and Adam Elia were present as representatives. Ed Stiffler opened the public hearing and asked if there were any comments or questions in reference to this project. There were none. A motion was made by Sandy Kipp to close the public hearing and was seconded by Paul D’Onofrio. All in favor. Michael Bucholsky added that there is a water main under the driveway and there should be a condition that any replacement/repairs of the proposed blacktop driveway/parking area on Town property off of Maple Avenue necessitated by the Highway and/or Water Department will be the responsibility of the landowner. A motion was made by Robert MacGiffert to accept the project with the condition that any replacement/repairs as noted above are done by the landowner and was seconded by Michael Bucholsky. All in favor. Motion carried, project accepted.
- 2. DZIUBELSKI APARTMENTS – *No Show* -**
A letter will be sent next month that it’s been idle for 6 months.

3. **MOHAMMED HANNAN/COLUMBIA CAR SALES** – (7:42 -7:55) Pat Prendergast and Mohammed Hannan were present as representatives. The letter was received from NYS DOT approving the project. Snow storage was changed on the plans. They need to move the cars on display to within 6 feet of the front of the building. A condition needs to be put on the project that no commercial repairs are to be done on the property. We received a revised EAF. SEQRA Part II was done by Ray Jurkowski and the result was small/no impact. A motion was made by Robert MacGiffert to accept Neg Dec and seconded by Michael Bucholsky. All in favor, motion carried. Michael Bucholsky made a motion to give Chairman Edward Stiffler the authority to accept and send the revised plans to the County and to set public hearing for August 25, 2015 at 7:40 and seconded by Robert MacGiffert. All in favor, motion carried. Will continue at next meeting.
4. **COLUMBIA LAND CONSERVANCY** – (7:55 -8:00) **No Show**. The surveyor did to have sub-division plat ready and they need escrow of \$1,000.
5. **MENTAL HEALTH ASSOCIATION/GREENPORT GARDENS** – (8:00 -8:40) Paul Freeman was present as representative. Ed Stiffler advised Paul Freeman that we need escrow in the amount of \$10,000. Michael Bucholsky asked if the construction entry is going to be on Green Acres Road, as the plans show it is Joslen Boulevard. They responded that it was Green Acres Road. The plans need to be changed to show that Green Acres Road is the entrance. Any damage done to Green Acres Road is the responsibility of Mental Health Association to repair. Paul D'Onofrio mentioned that the egress driveway on Joslen Boulevard should be done before starting construction. SEQRA Part II review was done by Ray Jurkowski. Genevieve Trigg will draft a resolution before accepting. Ray Jurkowski mentioned that the new traffic study was received and it still is a Level 2. Paul Freeman asked if we could set up a public hearing to get started. Robert MacGiffert told him that we have to get resolution and SEQRA completed first. Michael Bulcholsky mentioned that we haven't voted and can't do public hearing until everything is complete. Paul Freeman requested to review resolution before the meeting in case he has comments Chairman Ed Stiffler told him he would send it to him as soon as we receive it. Will continue next month.

Chairman Ed Stiffler asked if there were any comments from the public. There were none.

A motion to adjourn was made by Michael Bucholsky and seconded by Sandra Kipp.

Meeting adjourned at 8:40 P.M.

The next Planning Board meeting will be on Tuesday, August 25, 2015, at 7:30 PM.

Respectfully submitted,

Patricia A Elm

Secretary

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

Attorney Jason Shaw
Town Clerk Sharon Zempko
Building Inspector's Office
Fire Chief Gary Mazzacano
NYS DOT
Columbia County Planning Department
(via website)