

Greenport Planning Board
600 Town Hall Drive
Hudson, New York 12534
Phone 518 822-8149
Fax 518 828-2350

Chairman Edward Stiffler

Planning Board meeting of September 22, 2015, was opened at 7:35 by Chairman Stiffler with Pledge to Allegiance. There were 7 people in attendance.

Present:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Edward Stiffler – Chairman | <input 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 |

Absent: Paul D’Onofrio

Motion made to approve minutes of the prior meeting, by Michael Bucholsky and seconded by Sandy Kipp. All in favor.

1. **MENTAL HEALTH ASSOCIATION/GREENPORT GARDENS** – Paul Freeman requested a special meeting for the week of October 12, 2015 for either October 13 or October 14. Once date has been set, notice to newspaper announcing meeting as well as notice to landowners of abutting parcels to be notified by Certified Mail RRR.
2. **DZIUBELSKI APARTMENTS** – Application has been dormant for 6 months. Motion to withdraw the application by Robert MacGiffert and seconded by Michael Bucholsky. Should the project become active, the applicant will have to start from square one. It was noted that there is a violation on the original project.
3. **COLUMBIA LAND CONSERVANCY** – Proposed contract for sale. Nothing other than email received. Deed and easement must be presented. Chairman Stiffler addressed proposed septic system easement over underground waterline (not municipal waterline). Discussed adjacent wells in property are within Sewer District. Discussion on road maintenance by CLC. Columbia Land Conservancy and Christopher Newman to request letter from John Mokszycki stating the location of adjacent well as in or out of Sewer District.
4. **HUDSON PARK LLC/LIBERIO SCHOOL** – Change in use from restaurant to school. School year of September to June 15th at which time use will return to restaurant. Amendment procedure explained. Change will not affect drainage, traffic, building or landscaping. Documentation from Town of Livingston required. Minutes to show grant

of waiver and approve minor alteration. Motion by Robert MacGiffert with second by Sandy Kipp to approve as noted above.

5. **Impact Fees** – local Law approved for impact fees at previous meeting. Future resolution to be made outlining fees.
6. **URS** – Amtrak tower to be located on Hallenbeck Road area. Attorney to provide more information.
7. **Rob Koskey – Premier – Former Walmart Location** – Site Plan review discussion for installation of doors and lighting for business retail use. On advice of the Planning Board Attorney, no review required to install doors and lighting. Permit still required with Building Inspector.
8. **Tymes Square Building** – Rear grade level for second floor entry to be used for a restaurant, formerly Clover Patch Day Care. All changes are interior in nature, with no further review required.
9. **Training** – October 5, 2015 all members of Planning Board will be attending 3.5 hours of training.
10. **Public Comment** – Guy Apicella inquired on the status for Pizza Hut Property. Building Inspector, John Florio stated that the building had been modified, eliminating cupola and Pizza Hut appearing, to be used for rental use.

Motion to adjourn by Robert MacGiffert, and seconded by Michael Bucholsky. Meeting adjourned at 8:20 p.m.

Submitted by,

Becky Siegal

Acting Recording 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)