

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 January 26, 2016 was opened at 7:30 by Chairman Stiffler with the Pledge of Allegiance. There were 9 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 Bucholsky | <input checked="" type="checkbox"/> John Florio |
| <input checked="" type="checkbox"/> Genevieve Trigg, Esq. | <input checked="" type="checkbox"/> Ray Jurkowski, Engineer |
| <input checked="" type="checkbox"/> Virginia Benedict, Esq. | |

Robert MacGiffert motioned to approve the minutes of the December 22, 2015 meeting. Seconded by Michael Bucholsky. All in favor, and carried.

Old Business

1. Mental Health Association of Columbia-Greene Counties – (7:30-7:55) Paul Freeman was present on behalf of the Mental Health Association. He began with an update that they have provided the planning board with updated drawings of the sewer extension and system upgrades, as well as a transportation summary. Chairman Stiffler stated that they did receive copies of the maps from Mr. Jurkowski, which were received electronically but they were very small reduced copies, and they were not the updated ones. Mr. Freeman established that the wrong ones were mistakenly sent and he would make sure to get the updated copies to the board. Chairman Stiffler then asked about an updated transportation plan as the one they received lacked the detail the board was looking for. Mr. Freeman stated that he had sent an updated plan for transportation to Genevieve. Genevieve Trigg, Esq. checked her file and found that there was an updated transportation summary. It was noted that there would be a 10 – 12 passenger van permanently assigned to this facility. Chairman Stiffler noted that it has been exactly two years, to the month, since beginning of this process and asked that Genevieve Trigg, Esq. read the entire resolution.

Resolution for Greenport Commons read by Genevieve Trigg, Esq.

Chairman Stiffler asked the planning board how they would like to proceed. Sandy Kipp motioned to adopt the Resolution. Michael Bucholsky seconded the motion. All in favor, and carried.

Chairman Stiffler asked the secretary to do a roll call for vote. Every member voted yes. Chairman Stiffler voted yes and asked to clarify his vote. He indicated that the applicant has done everything they could possibly do to comply with the code of the Town of Greenport and is in hopes that in the future the same diligence is used to maintain and operate this facility, surely making it an asset to our community. The Resolution is adopted and the project is conditionally approved. Chairman Stiffler indicated to Mr. Freeman that according to our town code, all of the conditions outlined in this document must be completed within six months from the date of this approval. Also, he would be reviewing the transportation plan to make sure that it does contain all the information that is needed and requested from Mr. Freeman a name for someone to work with on that. Mr. Freeman stated that he would coordinate with him on that matter. Mr. Freeman asked for clarification regarding the conditions in that they would have six months to meet those outlined conditions to receive a building permit. Chairman Stiffler explained that was to get the final site plans stamped and signed. Mr. Freeman thanked the planning board on behalf of the Mental Health Association and stated that he believed the facility would be an asset to the community.

Chairman Stiffler announced his thanks to our Attorney, Genevieve Trigg, Esq. for her support during this entire process.

2. Dziubelski Apt – (7:55-7:55) No Show for the third time. It was noted that April will be the sixth month. There has been no additional information and representation.

New Business

3. Lorenz Park Tower – (7:55-7:57) Chairman Stiffler stated that the planning board had received a letter shortly after the first of the year from CBRE (CB Richard Ellis) indicated that they would like a historic review done on a proposed cell tower to be located off of Apple Meadow Road in front of the Apple Meadow Apartments on Route 9. It would be a 124 foot cell tower, single monopole. He then turned to Mr. Jurkowski for an outline on what he discovered when he did the research as far as the historic significance of the area. Mr. Jurkowski reiterated that the project is located on Apple Meadow Road and it is in close proximity to an item that is listed on the state historic list which is referred to as the “Old Turtle” House. In addition to that the entire area is within an archeological sensitive area. So therefore, one of the requirements that will need to take place is that they do at least the Phase 1 Review for Archeological Study (an Impact Assessment) that may require further review. Mr. Jurkowski then stated based on the correspondence, our (Morris Associates) recommendation in conferring with the town attorney is to provide correspondence back to the author of the letter indicating that we’ve conducted our review and that it is an archeological sensitive area and that as such they will need to follow the requirements associated with that. Furthermore, they will need to come before the town planning board for site plan approval at which time the planning board will conduct its own SEQR review under a coordinated review. At the approval of the board members, Mr. Jurkowski will outline that in a letter and send it to Chairman Stiffler for a signature and forward it to the CBRE. Chairman Stiffler asked the board if they were in agreement with the letter. All members agreed. Chairman Stiffler stressed to everyone that this is not an application to construct. It’s one of the

first steps leading to the construction of a tower. They are only asking for the Federal Law, Section 106 of the National Historic Preservation Act (NHPA).

Paul D’Onofrio made a motion to have the letter produced and forwarded. Michael Bucholsky seconded the motion. All in favor, and carried.

Other Business

4. Public Comment – (7:58-8:00) Chairman Stiffler opened the meeting to public comment. Chip Ball asked to speak in regards to the cell tower. Mr. Ball stated that he wanted to offer a view to take into consideration. He first asked if this would be the Rigos property. Chairman Stiffler replied yes, it does appear to be. Mr. Ball stated that he wanted to bring it to the board’s attention about the drainage in the Town of Greenport. Mr. Ball requested that they be aware, if there is further development of the land that areas may need to be made to catch some of the water and possibly put in some swales. Mr. Ball provided three pictures of eroding conditions on the adjacent property. Mr. Ball asked if it was tall enough that if it were to fall over, it would fall off the property. Chairman Stiffler stated that it was difficult to scale it from here but if it gets to point where it is a site plan the board would certainly make sure that would be addressed, reminding that it’s a single monopole not a lattice type tower.

Chairman Stiffler asked if there was any further questions or comment from the public or the board member. There were none.

Michael Bucholsky motioned to adjourn. It was seconded by Paul D’Onofrio. All in favor, and carried. 8:01 p.m. Meeting adjourned.

The next regular Planning Board meeting will be held on Tuesday, February 23, 2016, at 7:30 pm.

Respectfully submitted,

Jennifer Pinkowski

Planning Board Secretary

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

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