

**Town of Greenport Planning Board
Meeting Minutes for November 22, 2016**

The Planning Board meeting of November 22, 2016 was called to order at 7:30 by Chairman Stiffler with the Pledge of Allegiance. There were 9 people in attendance. Present:

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| <input checked="" type="checkbox"/> Edward Stiffler, Chairman | <input checked="" type="checkbox"/> Paul D’Onofrio, Member |
| <input checked="" type="checkbox"/> Robert MacGiffert, Co-Chairman | <input checked="" type="checkbox"/> Sandy Kipp, Member |
| <input checked="" type="checkbox"/> Michael Bucholsky, Member | <input checked="" type="checkbox"/> Ray Jurkowski, Engineer |
| <input checked="" type="checkbox"/> Virginia Benedict, Esq. | <input checked="" type="checkbox"/> Jennifer Pinkowski, Secretary |
| <input checked="" type="checkbox"/> Genevieve Trigg, Esq. | <input type="checkbox"/> John Florio, Building Inspector |

Mr. Bucholsky motioned to approve the amended minutes of the October 25, 2016 meeting. The motion was seconded by Mr. MacGiffert. All in favor, and carried.

Old Business:

Ann Onet – Surveyor, Dan Russell was present on behalf of Ann Onet. He gave a brief introduction of the sub-division. 7:32 p.m. the Public Hearing began. Chairman Stiffler asked if anyone was present to speak for or against the project. Courtney McDonald questioned the location of the driveway. It was pointed out to her on the map. There were no other questions.

Mr. MacGiffert motioned to close the Public Hearing. The motion was seconded by Mr. D’Onofrio. All in favor, and carried.

Mr. MacGiffert motioned to approve the project conditionally. The motion was seconded by Mr. D’Onofrio. All in favor, and carried. Sub-division approved. An invoice was provided to the applicant for the Public Hearing fees.

Condition: Mr. Galluscio must transfer parcel of land at the end of Burgi Road to the Town of Greenport for the cul-da-sac and the second parcel is to be granted to the Greenport Fire District.

Colarusso Quarry Co. – Chairman Stiffler stated that DEC has determined that the Town of Greenport will be lead agent for this application. Mr. Prendergast provided a summary of permit statuses. An update was given on the project to date. Chairman Stiffler requested that the 100 Year Flood Plain be located and identified on the maps. Mr. Jurkowski requested that the snow removal areas be added also. It was noted that Colarusso’s should provide a copy of all permits to date, all correspondences for permits not yet issued, and copies of any additional information. The planning board members requested a visit to view the road to better understand what is being done. Mr. D’Onofrio asked about putting up “Private Road” signs for

cut-through traffic. J.R. Hefner stated that there will be a gate on each side that will be closed after working hours.

Dziubelski Apartments – Ernie Martin was present on behalf of Dziubelski Apartments. He gave a brief introduction of the project. There will be one building with six, one-bedroom apartments. Mr. MacGiffert requested a thousand dollars for their escrow account. It was requested that Mr. Martin provide a packet with complete plans, a letter from DOT and any other correspondences associated with the project. There was not an EAF received and Mr. Martin was asked to verify that there has been no changes. The DOT Use and Occupancy Permit is needed and Chairman Stiffler requested that they meet with the Fire Chief again to account for the firefighting apparatus. Sandy Kipp asked if there were plans for additional buildings in the future and Mr. Martin replied there would not be. An Ag-Data Statement will also need to be provided. Mr. Martin requested a Public Hearing for the December meeting. Mr. Jurkowski stated he would need time to review the plans

TRG Property Management – No one was present on behalf of TRG. Mr. D’Onofrio noted that they have not yet handled the issue of the façade cut outs with the Fire Chief. This is the fourth meeting without representation.

Verizon Wireless/Lorenz Park – Chairman Stiffler stated that the Verizon Wireless application has been postponed until the December meeting so that Ginger Benedict, Esq. has time to review the deed for the water tower.

New Business:

Ed Harkins – Matt Shook was present on behalf of Ed Harkins. Mr. Shook gave a brief introduction stating that there would be a one-story, storage building (40’ x 40’) with doors on one side only – one overhead door and one regular door. There would be lighting and electric but no plumbing or heating. Chairman Stiffler requested that elevation be added to the map. Sandy Kipp asked if there would be extra signs and Mr. Shook stated that there would not be. It was noted that there would be no additional run-off. Mr. Jurkowski asked that they give a narrative to that effect. Chairman Stiffler stated they would need stamped plans from an architect and the new plans will go to county when they are received.

Old Business:

Sunstream Solar – Joe Gersuk, Mr. Fortin’s business partner was present on behalf on Sunstream. Brandee Nelson stated that on November 7, 2016 she turned in an as-built of the two solar arrays and the poles, as well as the other minor changes, an EAF and a summary of their meeting with the Fire Chief. Ms. Nelson stated that the gate has been reconfigured. Mr.

MacGiffert asked Ms. Nelson if she has had a chance to get the escrow funds (as discussed at the prior Monday meeting) and Ms. Nelson replied that she hadn't yet. Mr. MacGiffert reiterated that Sunstream would need to provide another check for \$5,000 to replenish the escrow account.

The Visual Impact Assessment was provided and demonstrated through a PowerPoint presentation. It illustrated a drive from County Route 9 to County Route 14 and back to Buckley's Corners Intersection.

Mr. Gersuk stated that he had gone to the neighbors on Blue Hill Road. He provided a letter from Mr. Hardy stating that he thought the proposed mitigation of using trees to camouflage the poles seemed to be a fair compromise. Chairman Stiffler noted the letter was not signed and requested a signed copy for the record (it was sent electronically). He reiterated their financial situation and where they currently stand.

Christopher Johnstone provided four blown up photos to show the view before the poles and after the poles. He discussed the possibility of the obstructed view impacting the business he and Mr. Burke have built.

Tom Burke indicated that the statements made by Sunstream are not accurate and wanted to present a few of those statements. He noted that when he and Mr. Johnstone first made their purchase the number of approved poles was one. He said that Sunstream claims the project was finished in August. However, four poles were put up in August. The rest were rushed to be put up in the past few weeks. He noted the contradictions between the developer and National Grid in what could and could not be done, what was proposed and who proposed what. He pointed out they couldn't determine who actually owned the poles. Mr. Burke said that one of Sunstream's supporters stated that this is good for the local economy. However, allowing a Pennsylvania based company, building services for an Albany based hospital to break local procedures is not good for our local economy. He does not feel planting trees to mitigate the visual impact is a fair compromise and believes the town should be careful about setting a dangerous precedence.

Dana Stan spoke on behalf of Sunstream. She stated that had they originally been asked to go underground they likely would have withdrawn their application. If they had been asked in the original review to mitigate the poles, they would only have been able to offer what is now being offered with the trees.

Chairman Stiffler made disclosures that he has a working relationship with Mike Tucker through the Columbia Economic Development Corp. and asked the board, the applicant and the public if anyone has any objection to him participating in this review and Public Hearing. There were no objections.

Mr. Tucker spoke on behalf of Sunstream. He stated that this project does help locally as there are clients from Columbia County who get treatment at the hospital and are provided services from the Center for the Disabled. He states this project is also very important to the Governor's clean energy initiative

Kevin Panzika flew in from California to speak on behalf of Sunstream. His company approved the loan for Sunstream and stated that there are no more money or loan extensions available for them and asks that the board approve it.

Tammy Cusack spoke again on behalf of Sunstream. She feels this project deserves a compromise and the apartments can still be rented. She asked that the board approve the project.

Ted Gutterman spoke again on behalf of Sunstream. He stated that many of the agencies involved supports this project and asks for the board's approval.

Tom Burke stated that this issue is an ethical issue and isn't about funding. He stated that it shouldn't be the board's problem that Sunstream is under pressure and feels they could've handled this differently.

Mr. D'Onofrio noted that the switches were in the closed position and asked how long that has been like that. Mr. Gersuk replied it was just for testing over the last 3 to 5 business days. He stated that everything has been test satisfactory and National Grid has told them that they would issue the permission to operate certificate tomorrow and they will be able to operate at full capacity as far as National Grid is concerned.

It was noted that the Town of Greenport received a one-time payment of a little over \$900 for taxes. There was a division between 18 towns.

9:41 p.m. – 10:05 p.m. The board went into executive session for conference with their attorney.

Genevieve Trigg, Esq. asked if the board had any further questions. They did not. She stated that they had received and reviewed the EAF for Part I and Mr. Jurkowski would now go through Part II. For clarification, this is an amended site plan application for the changes made.

The Board with assistance from Mr. Jurkowski reviewed the SEQRA Part 2.

Mr. MacGiffert motioned to authorize Genevieve Trigg, Esq. to prepare a resolution indicating that it would be a Negative Declaration and for the Negative Declaration to be considered. The motion was seconded by Mr. D'Onofrio. All in favor, and carried.

Brandee Nelson stated they had brought new site plans reflecting all the changes to date.

Genevieve Trigg, Esq. noted that the board would like to require a bond for the decommissioning of the poles, a guarantee that the trees are installed and maintained, and the gate is installed. Genevieve Trigg, Esq. will determine whether or not a bond can be required for the solar panels. Mr. MacGiffert reminded that the escrow money would need to be brought in tomorrow as there are bills that have to be paid. There was question about installing a Knox Box. Ms. Nelson stated that a Knox Box has already been installed and Genevieve Trigg, Esq. asked that it be noted on the plans as well.

Mr. Bucholsky motioned to close the Public Hearing. The motion was seconded by Mr. MacGiffert. All in favor, and carried. The Public Hearing was closed at 10:40 p.m.

10:51 p.m. – 11:00 p.m. The board went into executive session for conference with their attorney.

Other Business:

Bopp, Barca, Barca & Grabowski – Chairman Stiffler gave an update, stating that Ginger Benedict, Esq. has received a copy of the deeds.

Public Comment – There was no questions or comments.

Mr. D’Onofrio motioned to adjourn the meeting. It was seconded by Sandy Kipp. All if favor, and carried. 11:05 p.m. Meeting adjourned.

The next regular Planning Board meeting will be held Tuesday, December 27, 2016, at 7:30 pm.

Respectfully Submitted,

Jennifer Pinkowski
Greenport Planning Board Secretary

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

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