

Greenport Planning Board

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Chairman Edward Stiffler

Planning Board meeting of February 23, 2016 was opened at 7:30 by Chairman Stiffler with the Pledge of Allegiance. There were 7 people in attendance. Present:

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| <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"/> Ray Jurkowski, Engineer |
| <input checked="" type="checkbox"/> Virginia Benedict, Esq. | |

Sandy Kipp motioned to approve the minutes of the January 26, 2015 meeting. Seconded by Robert MacGiffert. All in favor, and carried.

Old Business

1. **Dziubelski Apartments** – (7:30) No new information has been received from them. This is the fourth meeting with no new information or representation.

2. **Lorenz Park Cell Tower** – (7:31-7:35) Mr. Jurkowski stated that there had been research done on the area of the proposed tower and found that it is located in an archeological sensitive area as well as within 2,000 feet of the “Turtle House,” a house that is located on the registry of historic places. Therefore, correspondence was sent back to the applicant indicating that they would need to go to the Office of Parks and Recreation and also reminding them if they do proceed with the project that they will need to obtain site plan approval and make a formal submission to the planning board. Mr. Jurkowski had received a phone message from their representative and returned their call but hasn’t connected with them yet.

New Business

3. **Questar III BOCES** – (7:35-7:42) A representative was present for Questar III. He stated that they would like to apply for a sign variance. Mr. Jurkowski noted that the maps that were provided seem to indicate a property line or proposed property line but there is no survey information, as far as how the property line was determined. The application is requesting a variance because the sign is 2.37 feet from that property line, so it was questioned how was that determined, and was an actual survey done. Questar’s representative replied that though they are typically done, it had not been done to his knowledge. Mr. Jurkowski recommended that they have a survey done to pin point the exact location. Their representative said that they would get one for the board. Chairman Stiffler noted that there was a \$50 application fee due that had not yet been received. Their representative said that he thought that it had been sent

and had seen an email that it was on the way. Chairman Stiffler let Questar's representative know that if he could get that survey to the board by March 7th that they would be able to keep the process moving. He asked if there was a time limit to take care of these things to get an answer for the variance. Chairman Stiffler told him that once they have all the information so that we could be sure of what we're looking at they would then discuss the variance request and compare it to what the standard is, and he will receive an answer the same night. Questar's representative asked if there was anything else they would need. Chairman Stiffler recommended that he read the Greenport Sign Ordinance Law and look at the area of the sign ordinance procedure and the hardship that must be demonstrated, indicating that it could be found online or he could stop by the town on Monday and pick up a copy of the pages that he would need. Questar's representative asked for clarification of the hardship relief. Chairman Stiffler said there was a section that deals with the practical hardship that you feel warrants a waiving of the standard. So it can't be purely for convenience but there needs to be a documented hardship.

American Spacer Technologies – (7:42-7:52) Mr. D'Onofrio excused himself from the planning board and any future votes regarding American Spacer Technologies as he would be the applicant. He, along with his wife and vice president, Kathleen D'Onofrio are representing American Spacer Technologies. Back in 2008 American Spacer Technologies applied for a site approval for an addition and had received it but then they were unable to carry out their plans at that time. They are now coming back for a full application. The new application will be a larger addition (17 feet x 64 feet) and they will be removing a steel tower. Mr. D'Onofrio provided a picture of the steel tower and noted there was an inaccuracy with the site plan that was provided. They would need to change the wording of "Survey Property of Paul and Kathleen D'Onofrio" to "American Spacer Technologies Inc. Site Plan of Paul and Kathleen D'Onofrio." Mr. D'Onofrio noted that his company is within 500 feet of a county facility which is the Public Safety Building on Industrial Tract so this application will have to go to county for review as well. The company would be adding a second story addition and moving the offices to that addition to allow for more space for the machinery in the prior office area. Chairman Stiffler asked if it would be a pitched roof and Mr. D'Onofrio stated that was correct. He noted on the map that where the hash marks are, where the current tower is, a concrete foundation and slab will encompass that. Ms. Kipp let Mr. D'Onofrio know that on the Short Assessment Form he would need to change number five as there is no zoning in Greenport. Mr. MacGiffert asked when he would have the new maps in and Mr. D'Onofrio said that it would be by the end of next week.

Chairman Stiffler announced that they would now do the SEQR and deferred to Mr. Jurkowski. Mr. Jurkowski noted that the applicant has filled out Part 1 of the short form and the Planning Board would be responsible for Part 2 for the Impact Assessment. Mr. Jurkowski read the questions and the board members all responded with a "no" answer for each question. Mr. Jurkowski stated that with all the answers being a no or of small impact that the Planning Board can consider adopting a Negative Declaration.

Robert MacGiffert motioned to accept the Neg-Dec. Sandy Kipp seconded. All in favor, and carried.

Robert MacGiffert motioned to send this to the county and to set the Public Hearing for next month. Sandy Kipp seconded. All in favor, and carried. The Public Hearing is set for next months meeting at 7:40 p.m.

5. Robert & Denise Galluscio – (7:52-8:03) Dan Russell was there to represent Bob Galluscio, who was also present. Chairman Stiffler stated that he wanted to publically acknowledge that Mr. Galluscio is a member of the Board of Directors for the non-for-profit corporation that Chairman Stiffler works for and though it would not affect his judgment, he will participate in the discussion of the application but he will not vote on the application. Mr. Russell spoke on behalf of Mr. Galluscio stating that he and his wife own 26 acres on County Route 14 on Burgi Road, which is a town road. The Galluscio's would like to split off the house and 12 acres, leaving lot two leftover, and lot three will be donated to Beacraft Fire Company. It's noted on the map that Lot three is a 25 foot strip of land to be merged with the adjoining land of the Greenport Fire District, Lot three is not to be considered a separate parcel. Chairman Stiffler addressed the cul-de-sac off of Burgi Road extends onto Lot two, so there is a question as to where the road actually ends. The Planning Board feels it's important to keep that available for the Town of Greenport as they need to have access to that area. The board would like to see some kind of easement or a dedication to the town to preserve that turn-around. Chairman Stiffler recommended that they contact the Highway Superintendent to see how much room he would need there and then decide what would work best for them. Ginger Benedict, Esq. asked what the space was on the map, near the cul-de-sac. Mr. Russell said he would check into that to be sure. Chairman Stiffler also requested that the property owners on the other side of Burgi Road be identified. Mr. Russell stated that he would take care of that. Mr. Bucholsky commented that he had ridden past Burgi Road the other day and noticed that there were stakes in the ground numbered up to Lot six. Mr. Russell said they would no longer be doing that and there would just be the three lots. Chairman Stiffler stated that the board would also need an Ag-Data statement. Mr. Russell thought it was included in the paperwork but said he would get it to the board. It was also noted that they still need a check for \$125.00. The check was written out and provided to the secretary. Mr. Russell asked if we could set up for the Public Hearing to be next month. Chairman Stiffler stated that they would need to know how it was going to work with the road first, whether it would be a dedication or an easement and it would have to show on the maps. If they were able to get that to the Planning Board by March 7th then they would be able to have the Public Hearing. Chairman Stiffler asked the board if they would like to set it up now or wait. Mr. Bucholsky recommended that the board set it up now to proceed as long as the material is in by March 7th. The Public Hearing was set for March's meeting at 7:50 p.m. SEQR will be done before the Public Hearing next month.

6. PDP Development Corp. – (8:04-8:10) Mr. Russell was there to represent PDP Development Corp. He provided a letter to the board authorizing him to speak on their behalf. Joslen Commons would like to separate the house and out-buildings from the housing facility. Mr. MacGiffert stated that the board already has a Site Plan application on file for this parcel. Mr.

Bucholski said that they would need to either move the parcels together or rescind the prior application. Mr. Russell stated that it was to his belief that they would be rescinding the application. Mr. Bucholski asked that they send the board a letter to state that they wanted to rescind the application. Mr. Russell asked when that application was submitted and was told it was around of the beginning of this year. Chairman Stiffler stated that the map shows a water line crossing Parcel two and a sewer line and noted the location of an easement, stating that the easement should be extended all the way across. Mr. Russell stated that Parcel one would have an easement and asked if the town wants an easement for Parcel two as well. Mr. Jurkowski responded that they would and that both easements should be shown on the map. Mr. Jurkowski noted that there was a hydrant there as well, and Mr. Russell said that the hydrant should stay with Joslen Commons. Mr. Jurkowski also noted that Joslen Blvd appears to be a user road, so the board would like to see a dedication to the town or an easement as far as 25 feet off of the center line of the road. It looks as though there are iron pins so they would need to revise that. Mr. Jurkowski deferred to Ginger Benedict, Esq. as to her recommendation. Ms. Benedict stated that if it's not a dedication on the other side of the road then she would recommend leaving it as an easement. Mr. Russell asked if they could do that with a note and Mr. Jurkowski stated that it should be shown on the map. Mr. Russell asked if the board had received their fees and Chairman Stiffler replied that they had.

Other Business:

7. **Public Comment** – Chairman Stiffler asked if anyone had any questions or comments. There were none.

Robert MacGiffert motioned to adjourn. It was seconded by Paul D'Onofrio. All in favor, and carried. 8:11 p.m. Meeting adjourned.

The next regular Planning Board meeting will be held on Tuesday, March 22, 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 Virginia Benedict
Town Clerk Sharon Zempko
Building Inspector's Office
Fire Chief Gary Mazzacano
NYS DOT
Columbia County Planning Department
Rapport Meyers
(Via website)