

Greenport Planning Board

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Chairman Edward Stiffler

Planning Board meeting of March 22, 2016 was opened at 7:30 by Chairman Stiffler with the Pledge of Allegiance. There were 7 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 type="checkbox"/> Ray Jurkowski, Engineer |
| <input checked="" type="checkbox"/> Virginia Benedict, Esq. | <input checked="" type="checkbox"/> George Schmitt, Morris Assoc. |

Sandy Kipp motioned to approve the minutes of the February 23, 2015 meeting. Seconded by Michael Bucholsky. All in favor, and carried.

Old Business

1. **American Spacer Technology** – Mr. D’Onofrio excused himself from the planning board and any future votes regarding American Spacer Technologies as he would be the applicant. As representative, he gave a brief description of his plans. Mr. D’Onofrio will be adding a 17 foot by 64 foot two story addition on the north side of the building.

7:40 p.m. The Public Hearing Notice was read preceding the Public Hearing for American Spacer Technology. Chairman Stiffler asked if there were anyone who would like to speak for or against the Site Plan. There was no one.

Mr. MacGiffert motioned to close the Public Hearing. Sandy Kipp seconded. All in favor, and carried.

Mr. MacGiffert motioned to approve the Site Plan. Michael Bucholsky seconded. All in favor, and carried. Mr. D’Onofrio abstained from the vote.

Chairman Stiffler presented Mr. D’Onofrio with an invoice for his impact fees. It was noted that the check should be made payable to the Town of Greenport.

2. **Robert & Denise Galluscio** – Mr. Galluscio was present with Mr. Russell as his representative. Mr. Russell gave a brief description of the sub-division. Mr. Galluscio has a tenant on one of the lots that will be purchasing the property and therefor the property is being divided into separate lots. Virginia Benedict, Esq. stated that they would need to change lot three to a parcel as it would be donated to the Town of Greenport. Mr. Bucholsky also noted that it should be shown on the map that it will be conveyed to the Town of Greenport.

Chairman Stiffler requested that Mr. Schmitt read the SEQR for the board. All members of the planning board answered no to each question. Chairman Stiffler then stated that Part 2 is complete with the correction to page one, which will be a two lot sub-division instead of a three lot sub-division.

Paul D'Onofrio motioned to accept the Neg. Dec. Sandy Kipp seconded. All in favor, and carried.

7:50 p.m. The Public Hearing Notice was read preceding the Public Hearing for the Sub-Division for Robert & Denise Galluscio. Chairman Stiffler asked if there were anyone who would like to speak for or against the Site Plan. There was no one.

Mr. MacGiffert motioned to close the Public Hearing. Sandy Kipp seconded. All in favor, and carried.

Mr. Bucholsky motioned to approve the Sub-Division. Sandy Kipp seconded. All in favor, and carried. Chairman Stiffler abstained from the vote.

Chairman Stiffler presented Mr. Galluscio with an invoice. It was noted that the check should be made payable to the Town of Greenport.

3. **Lorenz Park Cell Tower** – No new information has been received from them.

4. **Questar III BOCES** – No new information has been received from them.

5. **Dziubelski Apartments** – No new information has been received from them. This is the fifth meeting with no new information or representation.

6. **PDP Development Corp** – Mr. Russell was present on behalf of PDP Development Corp. Chairman Stiffler stated that the Planning Board received a letter from Mr. Herman rescinding their Sub-Division and Site Plan applications dated December 10, 2014. He also noted that the Planning Board received a letter from John Mokszycki regarding the easement on the property. He provided a copy of that letter to Mr. Russell. Virginia Benedict, Esq. stated that the current easement will not work and that she would contact Mr. Herman to work it out with him. Chairman Stiffler stated that they would need the copies of the maps by April 11th. Mr. Russell asked if there were any fees due and was told that all fees were current though there may be more money required for the escrow in the future.

New Business

7. **Letterbox Farm** – Faith Gilbert, Nichki Carangelo and Laszlo Lazar was present to represent Letterbox Farm. They briefly described that they would like to hold four to six public and other private events throughout the year and would sell their own farmed products consistently throughout the year. Mr. Bucholsky noted that if they were dealing with the sales of their products alone it would be considered Agriculture related but with the events included they

would need a site plan. However, if they are going to keep the placement of all elements in their original location for each event, then the planning board would be able to do a one-time site plan for all events. Mr. D'Onofrio stated that he believes with a one-time review there should be a condition or cap on the attendance of these events for safety issue with traffic. Ms. Kipp expressed concern over the wording that there would be beer and wine but no liquor, and how would they be able to maintain that. Also, Ms. Kipp asked how they would prevent others from joining private events. Mr. D'Onofrio recommended using signs to post for private events. Ms. Kipp also mentioned that they would need to remove Site C from the plans and noted that they should remove the town of Greenport from their address and use Hudson as there is another Greenport in New York State. The board determined that the Public Hearing would be set for next month at 7:40 p.m. and SEQR would be held until next month as well.

Mr. MacGiffert made a motion to hold the Public Hearing next month and to refer the application to the County Planning Board pursuant to G.M.L. 239 (l) & (m). It was seconded by Sandy Kipp. All in favor, and carried.

Chairman Stiffler detailed that they would need two checks posted to the Town of Greenport. One check in the amount of \$350.00 and a second check in the amount of \$1,000.00. It was noted that anything not used would be returned.

Other Business

8. Public Comment – Chairman Stiffler gave an update for the Mental Health Association, stating that there has been no communication from them in regards to the conditions that were to be met. There were no other questions or comments.

Michael Bucholsky motioned to adjourn. It was seconded by Paul D'Onofrio. All in favor, and carried. 8:20 p.m. Meeting adjourned.

The next regular Planning Board meeting will be held on Tuesday, April 26, 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)