

**Town of Greenport Planning Board  
Meeting Minutes for April 26, 2016**

Planning Board meeting of April 26, 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"/> Ray Jurkowski, Engineer         |
| <input type="checkbox"/> Robert MacGiffert, Co-Chairman       | <input checked="" type="checkbox"/> Virginia Benedict, Esq.         |
| <input checked="" type="checkbox"/> Michael Bucholsky, Member | <input type="checkbox"/> Jennifer Pinkowski, Secretary              |
| <input checked="" type="checkbox"/> Paul D’Onofrio, Member    | <input checked="" type="checkbox"/> John Florio, Building Inspector |
| <input checked="" type="checkbox"/> Sandy Kipp, Member        |   |

Michael Bucholsky motioned to approve the minutes of the March 22, 2016 meeting. Seconded by Paul D’Onofrio. All in favor, and carried.

**Old Business:**

**Letterbox Farm** – The applicants gave a brief presentation on the proposed use. They wish to be able to conduct up to ten weddings and other events on the farm at 4161 Route 9 (South). The Board’s Engineer read the questions in the SEQRA Part II and on a motion by Michael Bucholsky, seconded by Paul D’Onofrio, the project was granted a Negative Declaration. The Public Hearing was called to order at 7:40 p.m. by Chairman Stiffler who read the public notice that appeared in the Register Star. No one from the audience spoke either in favor of or against the project. The Public Hearing was closed at 7:45 p.m. on a motion by Paul D’Onofrio, and seconded by Sandra Kipp. After the Board discussion, Michael Bucholsky made a motion to approve the project, seconded by Paul D’Onofrio with the following:

- **Comment** – The applicant should consider hiring outside law enforcement officials to control traffic in and out of the site during events.
- **Condition** – The plot plan needs to be signed by the licensed surveyor who prepared the survey. Upon submission of the signed plot plans, the Chairman Stiffler was authorized to stamp and sign the site plans.

**Questar III Boces** – The applicant applied for a sign variance that would allow a previously constructed sign to remain within the required 20 foot front yard setback. The sign, based on the submitted survey, indicated that the sign is approximately 2.5 feet from the boundary line. Mr. Bucholsky noted that this is another case of considering the approval of a project after it is built. Attorney Benedict noted that her review of a portion of the sign ordinance that is included by reference to the latest amendments, indicates that a sign for an educational facility that includes the logo of the institution is exempt and based on the recommendation of Attorney Benedict and on a motion by Mr. Bucholsky, seconded by Mr. D’Onofrio, the Board determined that no variance was required. Chairman Stiffler noted that the copy of the sign ordinance that he was given did not contain the original portion of the law. He requested that Attorney Benedict request that the Town Board consider codifying the sign ordinance so that similar issue do not reoccur.

**Dziubelski Apartments** – Representatives for this proposed apartment complex to be constructed on Route 9 (South) near Williams Lumber failed to attend the meeting or contact the Board for the Sixth consecutive month. Pursuant to the Site Plan Review Law, on a motion by Sandra Kipp, seconded by Paul D’Onofrio, a letter will be sent to the applicant informing them that if no contact is made prior to the next meeting, his application will be deemed void.

**PDP Development Corp** – The applicant for this two lot sub-division has requested that his application be continued next month.

**New Business:**

**Flach Gymnastics Academy, LLC** – Jamie Flach, who presently has a gymnastic facility in the Corner Plaza appeared before the Board and outlined her proposal to construct a new facility off of Joslen Blvd. The Board reviewed the proposal and requested additional information on grading, drainage, and lighting, a plot plan review by the Fire Chief and driveway entrance approval by the Town of Greenport Highway Superintendent. Mr. D’Onofrio noted that the drive and parking areas should be constructed to withstand the weight of the Fire Department’s Tower truck. Also noted was the need to have the water and sewer connections reviewed by the Water & Sewer Superintendent. The applicant asked about the impact fee she would be required to pay and Mr. Jurkowski noted that he had calculated it and although he did not remember the exact amount, he believed it was around \$2,000.00. The applicant and her engineer were told if they could get this additional information to the Board by May 9<sup>th</sup> that the project will continue to move forward.

**TRG Façade Improvements** – The applicant presented a proposed complete façade upgrading for the Fairview Plaza at 161 Fairview Avenue. The Board reviewed the elevations presented and had several questions and difficulties identifying the various elements of the project. They also questioned what the total height difference would be and Mr. D’Onofrio asked if there were any cutaways in the façade to provide firemen access to the roof of the plaza. Mr. Jurkowski asked about any lighting changes and the applicant indicated that there might be new fixtures, but not any additional lighting changes. The Board asked for enhanced elevations of the project including proposed signage. The preliminary review of this project will continue at the May meeting.

**TRG New Retail Establishment** – The applicant outlined a very preliminary plan for the development of 160 Fairview Avenue. The project involves the construction of an 18,850 square foot supermarket and a 4,000 square foot retail facility containing two uses. One of the uses in the smaller building will include a drive thru. The proposals showed three entrances; one from Route 9, one from Joslen Blvd. and a third through the adjacent McDonald’s parking lot. The entrances were discussed in depth and the applicant noted that this project could not go forward unless the adjacent McDonald’s Restaurant was relocated on the present site along with additional property acquisition. The applicant noted that they have had only preliminary discussions with the McDonald’s owners. The

Board noted that they would need to see the combined development plans of both parcels in order to determine the impacts of this project. Also the applicants were asked to forward any written comments, information or approvals from NYSDOT to the Board. The Board will continue to review this project as additional information is received.

#### **Other Business:**

**Katherine Stone, Flower Tent** – Ms. Stone appeared before the Board in an effort to find a solution to a problem with the establishment of her retail flower sales tent located in front of the Tractor Supply Store. In 2015, Ms. Stone had operated with a Vendors' License that was issued in error by the Greenport Town Clerk. The total lot coverage of the facility exceeded 1,000 square feet, which would have required a site plan review. Mr. Florio allowed her to operate in 2015 because of the error, but informed her at that time that a site plan review would be required for 2016. Also the Water Superintendent had informed her that she would need to establish a different source of water and could not use a hydrant for that purpose. The tent for this year was erected and Ms. Stone stated that she had \$50,000 worth of flowers waiting for delivery to the site. Mr. Florio has refused to issue the building permit for the tent because of the lot coverage issue. Ms. Stone asked if she could operate if she applied for the necessary site plan review. Chairman Stiffler requested an opinion from Attorney Benedict who indicated that that would not be possible. The Board reviewed several provisions of the Site Plan Review Law as well as the Vendors' Law and were unable to identify any way to authorize the establishment of this temporary flower sales. The Board asked the applicant if she could reduce the size of the sales facility and parking to under 1,000 square foot threshold. Ms. Stone indicated that would not be possible because she did not have a smaller tent and that the costs to rent one for the sales season would be prohibitive. The Board also discussed holding a special meeting but the Board determined that the only option for Ms. Stone was to reduce the size of her sales operation to below 1,000 square feet.

**Site Plan Review and Vendors' Law Amendments** – Chairman Stiffler asked the Board if they had a chance to review the revised proposed amendments that had been emailed to them. The members indicated that they had not received them. Hard copies of the proposals were distributed and Michael Bucholsky asked that the members have until next month to review the proposals. He also stressed his belief that the entire Vendors' Law should be rewritten. The Board will discuss the amendments at the May meeting and if accepted will forward them to the Town Board for action.

#### **Public Comment**

**Mental Health Project** – Gerald Grossman and Howard Miller asked what the status of the Mental Health Project on Joslen Blvd. was. Chairman Stiffler indicated that he has had some communications with MHA's attorney Paul Freeman concerning the transportation plan required before any building permits could be obtained. Chairman Stiffler noted that he has not finalized an acceptable plan to date. Mr. Grossman then asked why they were doing construction work. He noted that they had been surveying and staking out the boundaries and

elements of the project. Mr. Jurkowski told the two gentlemen that that type of activity is considered pre-construction and does not require any building permits.

Sandra Kipp motioned to adjourn. Seconded by Paul D’Onofrio. All in favor, and carried. 9:25 p.m. Meeting adjourned.

The next regular Planning Board meeting will be held on Tuesday, May 24, 2016, at 7:30 pm. Any materials or paperwork must be submitted by May 9, 2016.

Respectfully Submitted,

*Edward Stiffler*

Greenport Planning Board Chairman

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)