

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

Planning Board meeting of May 24, 2016 was called to order at 7:30 by Chairman Stiffler with the Pledge of Allegiance. There were 8 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"/> John Florio, Building Inspector |   |

Eagle Scout, Kyle Ublacker was present to introduce a project that he will be working on this summer to earn his badge. Kyle presented a drawing (Site Plan) indicating the layout of the area. He will be turning the Lorenz Park grass area into an actual park. His intentions are to put up the American Flag, benches, various trees and a Pergola. He will be working on the park during weekends throughout the summer and expects to have the project complete by the end of this summer. He has received donations from various local businesses of materials that will be used to complete the project. The local Firehouse will be having a sub sale on July 23, 2016 to help raise any additional funds that will be needed. Chairman Stiffler stated that although a Site Plan is not required for this project, the board would like to give Kyle the experience of going through the Planning process and asked the board for a motion to approve the Lorenz Park Project. It is noted that the park will be handed over to the Town of Greenport after completion for maintenance.

Sandy Kipp motioned to approve the project. It was seconded by Paul D’Onofrio. All in favor, and carried.

**Approval of Minutes:**

Paul D’Onofrio motioned to approve the minutes of the April 26, 2016 meeting. Seconded by Robert MacGiffert. All in favor, and carried.

**Old Business:**

**Dziubelski Apartments** –Christian Moore, KC Engineer was present to represent the Dziubelski Apartments. Mr. Moore gave a brief introduction and stated that on May 5<sup>th</sup> they submitted a status update to the board. An application has been made to DEC for the proposed road entrance. Chairman Stiffler asked for a written submission of the description that was presented, and also if there was an estimate of the time it would take to get the board new plans. Mr. Moore stated that they had just submitted the letter to DEC so the time frame is undetermined. Chairman Stiffler asked that Mr. Moore continue to provide monthly updates to keep the board informed of their progress.

**PDP Development Corp** – There was no one presents to speak on behalf of PDP. This is the second meeting that they have missed. Chairman Stiffler stated that the board believes that the sub-division is going to be withdrawn.

**Flach Gymnastics Academy, LLC** – New plans were received last month and reviewed by Mr. Jurkowski. Mr. Jurkowski requested regrading of the Site Layout Plans, which the applicant complied with. Also, there is concerned that the lighting fixtures that are proposed could potentially cause a glare for drivers and would like to see downward lenses used instead. There was a prior request for calculations on drainage and storm water management. The engineer for the applicant noted that on the Site Plan, the area of grading and disturbance is 1.9 acres, and they would be using the existing tunnel system to discharge the drainage. Mr. Jurkowski stated that they would need to identify the amount of storm water heading off site prior to development and again post development, showing that it is not increasing in any way and they would need to show how they planned to mitigate any increase there may be. Mr. Bucholsky asked if they were planning for a dumpster on the property and was told that they would be storing the garbage inside until it was time to be put out for pick up. Chairman Stiffler made note that the Planning Board has a letter from the Highway Superintendent stating that no permit was needed because it was an existing driveway. There is a letter from the Water and Sew Department indicating that they will have no problem providing their services to the site, and a letter from the Fire Chief indicating there is sufficient space for the fire apparatus, efficient access for fire apparatus and he added a couple comments. The first comment is that if the large pine trees at the entrance are staying, the low branches on the south side must be cut off for clearance of the fire equipment and the second comment is if the drive-way is gravel it must be able to support the weight of the apparatus, this would also include the parking area. Mr. Jurkowski reiterated that they would need the drainage report and to modify the Site Plan to identify the storm water management plan. Mr. Bucholsky asked if there facility is more than 500 feet from Route 9. Virginia Benedict, Esq. noted Jamie Flach had a plan that had the tax map on it. After looking at the tax map it was determined that they were past the 500 foot distance that was needed. Mr. Jurkowski reviewed the new map and stated that there was some of the information that was needed but they would still need the calculation on the drainage and how it would be handled, noting that the area to the east has had problems in the past. There was a request that they provide at least eight copies of the new map when it is submitted.

With the submittal of the necessary paperwork by June 14<sup>th</sup>, the Public Hearing will be set for the next Planning Board meeting on June 28<sup>th</sup> at 7:40 p.m. The Planning Board will submit notice to the paper for Public Hearing and send out the abuttal letters. SEQR will be completed at the next meeting as well.

**TRG Façade Improvements (Façade)** – There was no one presents to speak on behalf of TRG. This is the first meeting missed.

**TRG New Retail Establishment (Retail Store Proposal)** – There was no one presents to speak on behalf of TRG. This is the first meeting missed.

**New Business:**

**Graziano Calcagno Development** – Mr. Prendergast and Mr. Calcagno were present. Mr. Prendergast gave an introduction while presenting the Site Plan. Chairman Stiffler asked if they had received consent from the Department of Transportation yet. Mr. Prendergast indicated that they have and they would like to have 600 feet of curb put in the corner and slip form ends about 50 feet from the entrances. Mr. Prendergast indicated that the lines that are marked on the Site Plan are only representative of the parking spaces and actual lines would not be painted as they are using a gravel lot, though the corner that has broken asphalt would be repaved and painted. They may pave and paint an area up front near the building for handicap parking as well. Chairman Stiffler asked what the total number of parking spaces there would be. Mr. Prendergast replied that there would be 125. Mr. Bucholsky asked what they referred to for “light service work” and what it consisted of. Mr. Prendergast explained that would be a private portion for repairs on their own vehicles, not for the public. Mr. Prendergast pointed out there would be exits on both Route 9 and Joslen Blvd. Chairman Stiffler asked if they would consider making the Joslen Blvd. exit a right turn only. It was indicated that they didn’t want to restrict traffic that way. Mr. Bucholsky was concerned that there may be some traffic going through to avoid the light. Mr. Calcagno stated that they could close off the exits after hours so that it couldn’t be used for through traffic and during business hours they would be outside when traffic came in so they would be able to keep an eye on people pulling through.

Mr. Bucholsky asked what would happen with sales after the sale of the sub-division. Mr. Calcagno responded that they would decrease the amount of cars being sold, as the other portion will no longer be there to hold the cars. Mr. Jurkowski asked that they indicate on the Site Plan how many cars will be available for sales after the potential sale of the second lot. Chairman Stiffler stated that the areas that would be getting cleaned up should be indicated on the map as well, and asked about getting a Phase II Environmental report on it. Mr. Calcagno stated that they have Phase I and Phase II Report and will provide the board with a copy of them. Mr. Jurkowski asked that those sites be noted on the plans as well. Mr. D’Onofrio noted that they may want to increase the curbing on the end to protect them from oncoming cars. Ms. Kipp asked about how the car hauler would be entering and exiting the lot, with concern specifically for using Joslen Blvd. Mr. Prendergast stated that they have a standard width commercial entrance at 24 foot wide on Fairview Avenue, and a car hauler could pull in and back down any of the rows to turn around, noting that they had intentionally left a lot of room between the rows for that purpose. He stated that Joslen Blvd would not be used by a car hauler. Mr. Jurkowski asked that they show the turning radius for the trucks. Ms. Kipp asked about hydrants on the property and if there was an easement for that. Mr. Jurkowski said that they would need to take a look at the hydrant and determine if an easement would be required and note it on the plans. Mr. Jurkowski asked what was in the center island and was told they would just use top soil and grass. Mr. D’Onofrio asked about signs and it was noted that they would be using existing signs. Chairman Stiffler requested that they note it on the plans and that there will be no size change.

**Graziano Calcagno Development** – Pete VanAlstyne, land surveyor was present and gave an introduction for the sub-division. Chairman Stiffler asked that they add a verbal description for the easements. Mr. VanAlstyne stated that they would add the verbal description for the parcel and the easement. Chairman Stiffler stated that if the one acre lot sells the board will want a description of what will become of the lot. Mr. D’Onofrio noted that there weren’t any security lights shown in the plans and if that was something they were going to do then they would need to note that in the plans as well. Mr. Calcagno said they didn’t plan for that now but if they later find it is something they need then they will come back in for minor change to the site plans. It was also noted that the latest they would be open would be 9:00 p.m. There is not yet an anticipated time for the Department of Transportation approval. There was note of a small, enclosed dumpster on the lot and if any easement language was required that would also be added. Currently, there will be no grading changes.

Mr. Prendergast requested that the plans be forwarded to the county while waiting for the approval from DOT and commence with the Public Hearing. Phase I and II will be emailed to Mr. Jurkowski immediately for his review. Mr. Jurkowski stated that he would do a site visit to check on drainage. Chairman Stiffler stated they would also need a letter from the fire department to be sure the entrance is adequate.

The Public Hearing was set for June 28<sup>th</sup> at 8:00 p.m. The Planning Board will submit notice to the paper for Public Hearing and send out the abuttal letters. SEQR will be completed at the next meeting. Mr. Jurkowski stated that the town is considering creating shoulder’s on Joslen Blvd. so asked that he consider setting the 15 inch pipe back so it wouldn’t need to be dug up later.

**Colarusso Quarry** – Mr. Prendergast and Mr. Heffner was present on behalf of Colarusso Quarry. He presented a letter to the board from the Highway Superintendent for approval from the driveway cut from the waste station to Newman Road. It was noted that Colarusso purchased some land from Holcim and some is just easement because some of the land is contaminated from a past cement company. Mr. Jurkowski asked that the strips on land be identified as which belong to Colarusso and which are easements. Mr. Bucholsky asked for clarification on the ownership, that Route 9 to the Greenport Hudson line is owned by Holcim and that was confirmed. Mr. Prendergast stated that the purpose of this road is for trucks to pick stone and gravel and run it to the river without having to through the City of Hudson and the Town of Greenport. The road will be 24 foot wide. The project was approved by DOT in December of 2010 and a copy of that was given to the board, though will need to get an updated one. They will still need to get a work permit. There was also a copy of a permit from the Army Corps from 2009 addressed to O & G, the prior owner. It was noted that they would need a new approval letter based on the current plans with the current owner. Mr. Prendergast stated that this is currently being reviewed by DEC. The areas of wet land will need to be noted on the plans. Mr. Heffner mentioned that there would be commercial traffic as well. Mr. Bucholsky asked that CEA be shown on the map and Mr. Prendergast said he would add it in. Mr. Jurkowski questioned the EAF and asked for an update for that. Also, the government agencies that required approvals would also need to be listed.

Mr. Bucholsky mentioned hours of operations. It was listed that they would be from every day from 7:00 a.m. to 7:00 p.m. Mr. Heffner stated that the intent of the hours was to hold back restrictions. There was concern for listing their hours that way. Mr. Bucholsky mentioned the submitted application that the Planning Board received is not thorough and has many inaccuracies that would need to be improved. The board will need a letter from Holcim with consent to act as their agent since a portion of the property being discussed belongs to them.

Route 9 truck crossing signs were discussed regarding distance and visibility. There was a SWIFT study done and the board will get a copy when it's done. The board feels they may need more than 100 feet on the south side to allow stopping distance.

Chairman Stiffler asked for the status on the submission of this proposal to the City of Hudson. Mr. Prendergast stated that it was submitted last week. Chairman Stiffler asked for the exact date on that as they had discussed making sure it was submitted to Hudson before Greenport held anything further and the Mayor of Hudson had contacted Chairman Stiffler because she hadn't known about it prior to seeing the Greenport agenda. Chairman Stiffler noted that if this trips the threshold for a coordinated review with Hudson, which he recommends, he would suggest that no letters be sent for the determination for lead agency under SEQR until all the information is submitted. All of that information will have to be sent to the permitting agencies as part of the lead agency status. Chairman Stiffler requested that they provide four copies to be sent along with the letter.

Mr. D'Onofrio recommended a plan being prepared for cleanup of debris, dust control and stones. Chairman Stiffler noted that he received a letter from the Valley Alliance addressing concerns that they had raised with the previous proposal in 2010 as well as other issues, stating that these were concerns that would be discussed as the project progresses. Mr. Prendergast requested a copy of the letter.

#### **Other Business:**

**Site Plan and Vendor Licensing** – Last month the proposed amendments were given to the board members. Chairman Stiffler asked if the board has had the opportunity to review them. Mr. Bucholsky noted that he thought page 2, sub-section D, it should be added "as per current sign ordinance." And last bullet should add "not to exceed 1,000 square foot."

Sandy Kipp made a motion to send the amendments to the town board for their consideration. It was seconded by Paul D'Onofrio. All in favor, and carried.

#### **Public Comment:**

Carol Osternik asked if Greenport was going to declare lead agency for the Colarusso project. Chairman Stiffler replied that they had not yet determined that.

Rick Rector asked if Greenport mandates that an engineer be on the planning board by law. Chairman Stiffler replied yes, and added that the Town of Greenport provides an engineer and an attorney at every meeting.

Someone asked about at the end of Joslen Heights Road where DEC was building a parking lot, would they need a permit. Mr. D’Onofrio stated that the state didn’t need any permits as it is a state owned property.

Gerry Grossman asked if there was any further information from Mental Health. Chairman Stiffler stated that the board has received a large box of plans and has begun reviewing them to confirm they are the same plans from what was received a few months back but until they’re reviewed they will not be stamped. It was noted that there were already discrepancies from the prior plans. There are also other requirements that would need to be met before Mr. Florio would be able to issue their permits. Mr. Jurkowski stated that they have submitted the storm water pollution prevention plan, which a copy will also be submitted to NYS DEC and he and Mr. Mokszycki have reviewed the sewer and are providing comments back to their design engineer. There is some coordination that needs to take place between the controls for the pumps and the pump station and the control at the waste water treatment facility. Once that is complete, they will submit that back to the applicant and formally send something to DEC regarding the extension request. Mr. Florio will need copies as well before issuing permits, as part of the conditions.

Mr. Freeman will be delivering the mitigation fees to the town clerk tomorrow. The Planning Board has the \$8,000 in escrow for the inspections.

Mr. Warfield stated that he felt the car dealership should have a guard rail on the northern end of the property as it has been required of other businesses, for the safety of the public. Also there should be an easement for when snow removal is necessary. The board stated that is something they will be looking at carefully.

Paul D’Onofrio motioned to adjourn. It was seconded by Sandy Kipp. All in favor, and carried. 8:00 p.m. Meeting adjourned.

The next regular Planning Board meeting will be held on Tuesday, June 28, 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 Department  
Rapport Meyers (Via website)