

Town of Greenport Planning Board Meeting Minutes for July 25, 2017

The Planning Board meeting of July 25, 2017 was called to order at 7:30 pm by Chairman Stiffler. We then proceeded with the Pledge of Allegiance. There were 7 people in attendance.

Present:

X Edward Stiffler, Chairman	X Paul D’Onofrio, Member
X Robert MacGiffert, Co-Chairman	X Sandy Kipp, Member
X Michael Bucholsky, Member	X Ray Jurkowski, Engineer
X Virginia Benedict, Esq.	X Lisa Henry, Secretary

Mr. MacGiffert made a motion to approve the minutes of the June 27, 2017 and the July 11, 2017 Special Meeting. The motion was seconded by Ms. Kipp. All in favor, and carried.

Old Business:

Rose and Madsen Evan Young was present on behalf of Rose and Madsen. Mr. Jurkowski asked if any changes were made to the maps and Mr. Young stated there was a slight change in the acreage. Chairman Stiffler opened the Public hearing at 7:35pm. The secretary then read the public hearing notice as it was published in the Register Star. Chairman Stiffler asked the public if anyone was there to speak for or against the project and no one from the public spoke.

Mr. MacGiffert made a motion to close the public hearing and Ms. Kipp seconded it. All in Favor and carried.

Chairman Stiffler asked Mr. Jurkowski if he had any outstanding issues with the project, Mr. Jurkowski stated no and then Chairman Stiffler turned to the Board. They had no comment.

Mr. MacGiffert made a motion to approve the application and Mr. D’Onofrio seconded it. All in Favor and carried.

PRUDENCE PROPERTY NAPA AUTO PARTS Ms. Moldoff was present on behalf of NAPA. She stated that they had addressed all of the concerns that Mr. Jurkowski had sent them in the email. Mr. Jurkowski stated that the Highway Superintendent looked at the property again and would like the driveway back to the original location rather than the location he had picked. Chairman Stiffler asked Ms. Moldoff if she had gotten in touch with the fire chief. She stated they sent him the plans and talked to him on the phone but he didn’t give her any real concerns. Mr. Bucholsky stated the Fire chief was there and he had concerns with the driveway location and turn arounds for the fire apparatus. He had to step out but would return to discuss his concerns with the Board. The applicant was instructed to contact the Fire Chief and the Highway Superintendent and return next month.

Colarusso Haul Road – Mr. Prendergast and JR Heffner were present on behalf of Colarusso. Chairman Stiffler asked if there were any updates since the special meeting. Mr. Prendergast stated that they met with DEC technical people on the South Bay Causeway and went on a final walk through and DEC asked that Colarusso put a little less grass filter strips along the haul road

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and add some more woody vegetation. There will be a planting plan drawn up for the haul road.

Chairman Stiffler asked the Board to recall back to the Special Meeting of July 11th where they made a run through of the SEQRA Part 2. Where at that time the Board asked the Engineer to prepare a narrative, and the Attorney to prepare a Positive Declaration Resolution, and a Negative Declaration Resolution. Chairman Stiffler than asked Mr. Jurkowski if there were any changes that he would like to make to the narrative . Mr. Jurkowski stated that there was one change he would like to make to the narrative regarding the Department of State. The applicant had asked State if a review from them was required and it was stated in the applicant's narrative that the state was not required to review the project. Mr Jurkowski stated he would like to add that to the narrative to deem it complete but that was the only change he wanted to make. Chairman Stiffler asked the board if they had any questions about the narrative or the change that Mr. Jurkowski wanted to make. The Board response was that he did a great job.

Mr. Bucholsky stated that after extensive review of the project, he would like to make a motion of a Negative Declaration. Mr. MacGiffert seconded the motion. Chairman Stiffler asked for a Roll Call vote and it carried as follows:

Ms. Kipp: Negative Declaration
Mr. D'Onofrio: Negative Declaration
Mr. MacGiffert: Negative Declaration
Mr. Bucholsky: Negative Declaration
Chairman Stiffler: Negative Declaration

Chairman Stiffler complimented the Board, Engineer and Attorney on the extensive work they have done on this project.

Mr. MacGiffert made a motion to refer the application to the County Planning Board. Mr. D'Onofrio seconded it. All in favor and carried.

Mr. MacGiffert made a motion to set the public hearing for August 22, 2017 at 7:35pm. Mr. Bucholsky seconded it. All in favor and carried.

Chairman Stiffler told Mr. Prendergast that he would need to send out the notice of the public hearing to all abutters via register mail and bring proof of such mailings to the public hearing. Chairman Stiffler also extended an invitation to the City of Hudson Planning Board to join the Greenport Planning Board on August 22nd for the Colarusso Haul Road public Hearing.

Dzubelski Apartments – The applicant sent a letter stating that they are still waiting for one permit. No one was present.

Joslen Apartments –The applicant failed to appear for the 3rd time.

Mr. D'Onofrio made a motion to send a letter of abandonment. Ms. Kipp seconded it. All in favor and carried.

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Jack's Towing- The applicant presented new plans for a tow service and repair shop. The applicant stated that there would be no more than 10 cars parked in the spaces at a time. The board asked about employee parking, the applicant stated it would be in the spot located on the map. Chairman Stiffler told the applicant that he needed to show one handicap parking spot on the plans. The board asked about the area fenced off on the plans and how many cars it will hold. The applicant stated no more than 25; the area is only 50 by 100 feet. The Board asked that the applicant show the easements and the spaces for the extra tow trucks.

Greenport Land Partners- The applicant failed to appear for the 3rd time.

Mr. MacGiffert made a motion to send a letter of abandonment. Ms. Kipp seconded it. All in favor and carried.

Smokers Choice-The applicant failed to appear for the 3rd time.

Mr. D'Onofrio made a motion to send a letter of abandonment. Mr. MacGiffert seconded it. All in favor and carried.

S.T. Omi Realty- Mr. VanAlstyne was there on behalf of S.T. Omi Realty. The applicant is proposing for a minor subdivision and has withdrawn the application for the site plan review. The subdivision will be a 1.05 acre parcel from the 1.96 acre original parcel. Mr. VanAlstyne stated he called the Highway Superintendent and he hasn't gotten back with him yet. Chairman Stiffler asked that he change the plans to read sheet 1 of 1. The Board also wants descriptions of each lot. The applicant also needs to redo the environmental assessment form. Mr. Jurkowski asked about the drainage. Mr. D'Onofrio stated that is being worked on now. Chairman Stiffler asked Mr. Jurkowski if he wanted to see all of the drainage now or wait until they apply for the site plan. Mr. Jurkowski stated that if there were easements going to be going across the parcels he would need them now. Ms. Benedict asked that the drainage plans be specific enough where it could show future drainage.

New Business

Sharpe Properties- The applicant is proposing to replace an existing office complex after environmental cleanup is completed with a smaller office. There will be no changes to the parking or entrances. The applicant already has been issued a demolition permit. Chairman Stiffler asked the board since the first site plan was done in 2015 and this is a minor change to that plan, does the Board want to do a full site plan or consider this a minor change. **Mr. D'Onofrio made a motion to consider the site plan as a diminutive change. Ms. Kipp seconded it. All in Favor and carried.**

Kipps Mobile Home Park Ms. Kipp recused herself from the board because this project is her own. Ms. Kipp would like to sub-divide the lands of the mobile home and her privately owned land. The water and sewer easements have been approved by the Town Water & Sewer Superintendent. The Board made suggestions to the applicant about making it just 3 lots instead of 4. The applicant will return next month with revised drawing.

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Public Comment- There was no public comment this time.

Mr. MacGiffert made a motion to adjourn the meeting at 8:44 pm. Mr. Bucholsky seconded it. All in favor and carried.

The next regularly scheduled meeting is August 22, 2017 at 6:30 pm for the workshop and 7:30 pm for the regular meeting..

Respectfully Submitted,

Lisa Henry

CC: Edward Stiffler, Chairman
Sandra Kipp
Robert MacGiffert
Paul D'Onfrio
Michael Bucholsky
Ray Jurkowski

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