

**Town of Greenport Planning Board
Meeting Minutes for August 23, 2016**

The Planning Board meeting of August 23, 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 type="checkbox"/> John Florio, Building Inspector | |

Sandy Kipp motioned to approve the minutes of the July 26, 2016 meeting. The motion was seconded by Paul D’Onofrio. All in favor, and carried.

Old Business:

Timothy Melino – Greenport Auto – Mr. Melino and Mr. Prendergast were present on behalf of Greenport Auto Sales. Mr. Melino opened with a brief description of his site plan.

7:35 p.m. The Public Hearing Notice was read preceding the Public Hearing for Timothy Melino – Greenport Auto. Mr. MacGiffert motioned to open the Public Hearing. The motion was seconded by Mr. D’Onofrio. All in favor, and carried. Chairman Stiffler asked if anyone was present to speak for or against the project.

Terry Novak of 415 Fairview Avenue, an abuttal property owner to Mr. Melino, spoke about his concern of the flooding. He presented the board with five photos of his property depicting the water levels over a period of time. Mr. Novak requested that the board post-pone this project until this matter is cleaned up. He feels that Joslen Commons has contributed greatly to this problem and the retaining pond they have built isn’t big enough. He only asks that it be put on hold until this flooding issue is fixed.

Chairman Stiffler asked if anyone else wanted to speak for or against the project. There was no one else to speak.

7:55 p.m. Mr. MacGiffert motioned to close the Public Hearing. The motion was seconded by Mr. D’Onofrio. All in favor, and carried.

Mr. Bucholsky motioned to approve the project conditionally. The motion was seconded by Mr. D’Onofrio. All in favor, and carried. Project approved.

Conditions:

1. An easement be provided to the Town of Greenport to maintain the catch basin to be determined by the water and sewer department.
2. Cross-easements be provided from the owners of each parcel provided access to the other parcel.

It was noted that though Sandy Kipp voted to approve the project she expressed lingering concern over the flooding issue.

Ann Onet – No one was present on behalf of Ms. Onet. This is the first meeting missed.

Hudson Animal Hospital & Veterinary Clinic – The applicant, Bernardo Mongil and Ann Harrison from Country Life Real Estate was present on behalf of the Hudson Animal Hospital. Dr. Mongil gave a brief introduction of his project. This office would be by appointment only, there would be no over-night stays and emergency services would be provided up until a certain time only. There would be two part-time employees on opposite shifts. There will be one sign going up on the building itself and the existing sign near the road will be removed.

Mr. Jurkowski read Part II of SEQRA. All the questions were answered by the board as small to no impact.

Mr. MacGiffert motioned to close SEQRA with a Negative Declaration. The motion was seconded by Sandy Kipp. All in favor, and carried.

Mr. MacGiffert motioned to set the Public Hearing for next month. The motion was seconded by Sandy Kipp. All in favor, and carried. The Public Hearing was set for 7:35 p.m. on September 27, 2016.

Dziubelski Apartments – No one was present on behalf of Dziubelski Apartments. Chairman Stiffler stated that the board has received a letter from their engineer stating that they are still waiting for the necessary approvals.

PDP Development Corp – No one was present on behalf of PDP Development. Chairman Stiffler stated that the board received a letter withdrawing their application. The board is expecting to receive a new proposal at a future date.

TRG New Retail Establishment (Retail Store Proposal) – Chairman Stiffler stated that the project is on hold for this meeting and will be on the Agenda for the September meeting.

Colarusso Quarry Haul Road – Chairman Stiffler stated that the board received a letter from the City of Hudson Planning Board opposing Greenport taking lead agency and it would now be up to DEC to determine. Mr. Prendergast and J.R. Heffner were present on behalf of Colarusso. Mr. Prendergast gave an update and provided copies of the paperwork they submitted to Hudson.

New Business:

Lorbrook Realty, Inc. Subdivision – Mr. D’Onofrio noted for public disclosure that he is an abutting property owner and doesn’t feel it will impact his decisions for this project. There was no objection from the applicant or the board members. Andrew Aubin of Crawford and Associates was present on behalf of Lorbrook Realty. He gave a brief introduction. Chairman Stiffler requested a letter from the Highway Superintendent for the driveway, as well as from the fire chief and the water and sewer department. Virginia Benedict, Esq. will need a copy of the easement.

Lorbrook Realty, Inc. Site Plan – Mr. Aubin gave a brief introduction. Mr. Jurkowski asked that topography be shown on the map and a pre and post construction drainage analysis be submitted.

Mr. MacGiffert motioned to set the Public Hearing for next month. The motion was seconded by Sandy Kipp. All in favor, and carried. The Public Hearing was set for 7:55 p.m. on September 27, 2016.

CO-ARC Cardinal Hall Relocation – Chris Smailer, from Dutton Architecture was present on behalf of CO-ARC as well as the applicant, Eric Sieber, Director of Facilities. Ms. Kipp noted for public disclosure that she is an abutting property owner and doesn't feel it will impact her decisions for this project. Mr. D'Onofrio also disclosed that through his other position in the county he has dealings with CO-ARC and also feels it will not impact his decisions for this project. There was no objection from the applicant or the board members. Mr. Smailer gave a brief description of the proposal for this project. There was concern regarding parking availability. It was suggested that the plaza owner be contacted and determine if a designated parking area be set aside for employee parking. It was recommended they also speak to the owner of the plaza about possibly repairing and widening the road behind the plaza to create more parking areas and somewhere to load and unload buses through the back. The board also would like information on establishing a bus loading zone in front of the building.

Ford/Morton/MARR Property Group, Inc. – Peter Van Alstyne, Surveyor was present on behalf of Ford, Morton and MARR Property Group. He gave a brief description of the proposal. Chairman Stiffler stated that they would need to submit a replacement cover page for the application to include MARR Property Group as an applicant, and a list of abuttal properties. Chairman Stiffler asked for a deed description of the merged lots.

Mr. Jurkowski read Part II of SEQRA. All the questions were answered by the board as small to no impact. It was noted that question eight identified this project is within an archeological area.

Mr. MacGiffert motioned to close SEQRA with a Negative Declaration. The motion was seconded by Sandy Kipp. All in favor, and carried.

Mr. MacGiffert motioned to set the Public Hearing for next month. The motion was seconded by Paul D'Onofrio. All in favor, and carried. The Public Hearing was set for 8:15 p.m. on September 27, 2016.

Other Business:

Public Comment – Mr. Grossman said that he had heard in tonight's meeting concern over the excessive vehicles being parked by Enterprise Car Rental and unsafe fire code behind a business establishment and wants to know why the laws are not being enforced, whether it was lack of enforcement or lack of complaint. Mr. D'Onofrio replied that it was lack of complaint as these are recent issues that have been brought to the towns' attention and why they are now being addressed and precautions are now being taken by this board. It was also noted that they have been forwarded to the Code Enforcement Officer but again, that has been recent and it is difficult for him to determine which cars in the lot belong to Enterprise. Mr. Apicella asked when it was brought to the Code Enforcement Officer and was told it was just a couple of weeks ago.

Mr. MacGiffert motioned to adjourn. It was seconded by Mr. D'Onofrio. All in favor, and carried.
9:25 p.m. Meeting adjourned.

The next regular Planning Board meeting will be held Tuesday, September 27, 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 Dept.
Rapport Meyers (Via website)