

## Town of Greenport Planning Board Meeting Minutes for March 28, 2017

The Planning Board meeting of March 28, 2017 was called to order at 7:35 by Chairman Stiffler. We then proceeded with the Pledge of Allegiance. Chairman Stiffler then asked the public to join the board in a moment of silent prayer for Jerry Krouse and Tammy Sapcoe. There were 7 people in attendance.

Present:

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|--|---|
| <input checked="" type="checkbox"/> Edward Stiffler, Chairman      | <input 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"/> Lisa Henry, Provisional Secretary |

Robert MacGiffert motioned to approve the minutes of the February 28, 2017 meeting. The motion was seconded by Sandy Kipp. All in favor, and carried.

### Old Business:

**Colarusso Haul Road** – Mr. Pendergast and J.R. Hefner were present on behalf of Colarusso’s. Mr. Pendergast brought with him the EAF with the completed answers that the board had asked for. He began with telling the board that they did a presentation for The City of Hudson on the narrative. There are no changes except for what the board was looking for. Mr. Pendergast stated that he received the letter from Mr. Jurkowski today; he said he didn’t have an answer for him on the question he had asked on Ag and environmental, Mr. Pendergast said he didn’t hear back from his contact today.

Chairman Stiffler asked J.R. Hefner a question on the EAF page 7 number 13 section L on the hours of operation. It states in the EAF from 5:00 am to 8:00 pm Monday through Saturdays. Chairman Stiffler went to ask if the hours are restricted to 7am to 7pm why does the EAF say this. J.R. went on to explain that they don’t have a time at the Quarry. Mr. Bucholsky asked is that because of the trucks coming from the South. J.R. explained that they can time the cause way but not the crushing facility.

Mr. Jurkowski asked Mr. Pendergast about the truck trips going through the City of Hudson based on the traffic report and how the Haul Road will help eliminate the truck traffic. Mr. Pendergast stated that the truck traffic that would be going through the City of Hudson is about 142 trips a day to the dock and it’s about 50,000 trips in a year.

Chairman Stiffler read a letter that Paul Colarusso sent in so the public would get an idea of what they wanted to do. He went on to read that the Traffic study attached to the project narrative is the peak volume of loaded trucks through the City of Hudson to the dock. We have no plans to improve the dock and no future contemplated plans other than the pending Haul Road improvement truck traffic diversion project.

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Mr. Bucholsky went on to ask J.R what the projected growth for the 5 or 10 years would be. J.R said he would like to continue doing business and have growth. Mr. Bucholsky asked what the growth has been for Colarusso in the last five years. Would it be logical to say it would continue being equal. J.R. Hefner said we would hope it would continue to supply jobs and continue business. Mr. Jurkowski asked J.R. Hefner how long they have been running trucks off of 9G to Front Street and to the Southbay area. J.R. Hefner said since about 2007(Not Confirmed).

Chairman Stiffler stated that the board had previously discussed that arrangements were made to have a public informational meeting that will be held on April 18<sup>th</sup> at 6:30pm at the CGCC. The purpose of the meeting will be to receive comments concerning environmental aspects of the project and to provide the board with information so the SEQRA review can be completed as required by the designation of lead agency by NYS DEC.

**A motion was made by Robert MacGiffert seconded by Sandy Kipp, all in favor and carried.**

Chairman Stiffler told Mr. Pendergast that the board would see him 6:30 to 10:00 pm at the college and that they would have a few minutes to outline the project, the board will then take comments from the public. The board will also like to accept written comments after meeting. Chairman Stiffler recommended that the board have them postmarked no later than Friday April 21<sup>st</sup> and received by the board on April 24<sup>th</sup> so that the board can discuss the letters at the regular meeting on Tuesday, April 25<sup>th</sup>.

**A Motion was made by Robert MacGiffert to accept written comments after the public informational meeting seconded by Sandy Kipp, all in favor and carried**

**Dzubelski Apartments** – Dzubelski Apartments sent a letter in stating they will not be in for the meeting. They updated the board that they are still waiting for permits from NYS DEC and NYS DOT.

**Verizon Wireless** – Scott Olsen was there on behalf of Verizon. He explained why the water tower structure would not be a viable candidate for the cell tower. The trees will block the signal, even if the deed restrictions to the property was to be lifted.

Virginia Benedict states that the maps (specifically the last two) were very informative. She states that you can see the area that the cell tower will reach opposed to the water tank. Mr. Jurkowski states that they will provide a formal comment letter prior to the public hearing. Chairman Stiffler asked the board if there are any questions on the project. There were none.

**Upon completion of the SEQRA review a motion was made by Robert MacGiffert to accept the SEQRA as a negative declaration and Mike Bucholsky seconded, all in favor and carried. Public hearing date set for April 25<sup>th</sup> at 7:35pm.**

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**Affordable Self-Storage** – At this time board member Sandra Kipp recused herself from the board due to being an abutting land owner. Darlene Bell manager of affordable self-storage, and Patrick Daly were present on behalf of affordable Self Storage. Mr. Daly states that in regards to Mr. Jurkowski comments he recently sent an emailed stamped plan to Mr. Mokszycki. He stated that they added a cut sheet for the lighting to the plans. He also said the fire chief asked about access to the facility in case of a power outage. Mr. Daly said they intend to provide a knock box with keys to the building and instructions to manually open the gate. Mr. MacGiffert asked if they were working with Ms. Kipp to make sure of what she wants on the maintenance agreement. Chairman Stiffler asked that Mr. Jurkowski check the plans to make sure they are what the board asked for.

**Upon completion of the SEQRA review Mr. MacGiffert made a motion to accept a negative declaration seconded by Mr. Bucholsky, all in favor and carried. Public Hearing is set for April 25, 2017 at 7:50pm.**

**O'Reilly Auto Parts** – Mr. Ginnochio was present on behalf of O'Reilly. Mr. Ginnochio brought in a revised site plan and a plan for a pylon sign that O'Reillys would like to place on the south side of the property.

The board made comments about the sign being in a bad location. Mr. Jurkowski mentioned to Mr. Ginnochio about asking the adjacent sign owner if they could put a sign on their pylon. Robert MacGiffert made a statement that he thinks putting a sign up by Winters driveway is going to confuse people as to where the entrance is for the store. Sandy Kipp stated that the previous owner has a sign on the pylon and people knowing that the Price Chopper was the entrance to come around to the store. Mr. Ginnochio asked if the pylon had a free panel. Mr. MacGiffert said it should with Walmart being off of it. Sandy Kipp stated she doesn't think there is enough room for the sign 20 feet off the road. Chair Stiffler stated there is a variance they can apply for and try to prove it is a hardship. Mr. Ginnochio stated he would take it back to O'Reillys to see how they want to proceed.

Mr. Ginnochio stated that they submitted cuts for signs on the building and they removed the lighting wall packs on the side of the building. Mr. Bucholsky talked about uninstalling a knock box on the facility for safety. Mr. Ginnochio said if the fire marshal requests it, then absolutely. Mr. Bucholsky stated the only other question he had for Chairman Stiffler was that if the sign was to be pulled off the site the board was looking at a retail to retail façade change and in the past we've handled any further site plan application or a submission to county. Mr. Ginnochio could take that to O'Reillys as another thing we would consider at the next meeting. Mr. Ginnochio asked if we were to remove the pylon from the site plan would we need another meeting. Mr. Bucholsky said yes, we need another meeting to come to a conclusion. Mr. Bucholsky made a suggestion to the board that if it's going to be a minimal change retail to retail, with no sign in place, there would be no need for a variance and the board will not have to act any further.

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Chairman Stiffler said he had no problem with that if it was the board's feelings. Chairman Stiffler stated that he is in office from 9:00 am to 1:00 pm, let him know what the plan is. The board has given Chairman Stiffler the authority to stamp the plans.

**Mr. Bucholsky made the motion to have the Chairman sign off on the new plans without the signs if that was what O'Reillys wished to do. Robert MacGiffert seconded, all in favor and carried.**

**PRUDENCE PROPERTY NAPA AUTO PARTS**- Engineer Morgan Moldoff was here on behalf of NAPA. They began with explaining the project in detail handing out lighting display showing that there are no lights on south side of building which will not affect the abutting land owner. They explain that from the road to the facility they have a cut of 30 feet down to 20 feet for the driveway to the parking lot. Mr. Bucholsky said he would like to see it 30 feet all the way up to the parking lot because of the ladder trucks. Mr. Jurkowski said he would rather it stay 24 feet all the way through due to the fact that you could have two cars at the light trying to turn in opposite directions.

Mr. Jurkowski asked to see on the turning radius for the fire trucks and the box trucks to the loading docks for deliveries. He also stated that he was speaking with the highway superintendent and they talked about doing a traditional DOT commercial entrance where there will be a deceleration lane. The other question he had was about internal movement. The Engineer stated that there were no plans for anything going in there. Mr. Jurkowski also asked about storm water management plan and the dumpster enclosure.

Chairman Stiffler states that they should show an easement for the private sewer line. Chairman Stiffler asked about building signage and free standing sign (7 feet by 8 feet.) He also asked about base of sign on plans. Chairman Stiffler asked Mr. Jurkowski about the road leading in being up to town specs. The board asked about the electric, they stated it comes from the underground into the building. The board is hoping that having to put a deceleration lane in they will not have to relocate a pole. Mr. Jurkowski stated he would meet on site with them and the highway superintendent to determine the best location. Chairman Stiffler stated there will be an impact fee for the commercial develop that occurs on the town road. Chairman Stiffler asked Mr. Jurkowski to write them up an estimate.

**Joslen Apartments** – Mr. Branchine was there on behalf of Joslen apartments. He began with stating the property owner Joslen Commons wants to develop 7 acres south of Joslen Commons. He went to explain they would create a new road out to Joslen Blvd creating a new entrance into the apartment complex. The complex would consist of 5 buildings with 12 units in each. He also said that each unit will have a garage space and another space giving each apt. 2 spaces. And there will be 6 spaces for guest parking, each building will have its own enclosed dumpster. There will be a community center with a pool and a gazebo with the mail boxes for each apartment. L.E.D. street lighting and lighting on the buildings. They intend to use the utilities at the site, as well as the sewer and water. They will be adding new hydrants as well as a bio retention pond area to meet phase two drainage issues.

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Ms. Kipp asked about snow removal and Mr. Branchine showed her on the plans where the storage will be. Mr. Jurkowski asked about the turning radius for the fire trucks and to make sure the fire companies were comfortable with it. Mr. Jurkowski said he would also like to see a connection between the two facilities on the plan. He stated that drainage is a big issue he said to make sure he took a good look at the storm water management plan. He will need to do a traffic study and it might be necessary to widen the shoulder along the entire frontage. Mr. MacGiffert asked that they make sure to show an easement on water and sewer lines on the plans. Chairman Stiffler asked if there was any proposed signage make sure to show on site plan as well. Mr. Jurkowski is to make sure to have the wetlands checked. Mr. Bucholsky asked Mr. Jurkowski if he was going to look at the retention pond, he said yes when the Storm water prevent plan is submitted. Mr. Jurkowski asked the applicant to bring in cut diagrams of lighting and the board also needs on the site plan the handicap parking spots. Chairman Stiffler asked what construction time was going to be. Mr. Branchine said one after the other.

**Public Comment**- There was no public comment this time.

The next regularly scheduled meeting is April 25, 2017.

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)