

Town of Greenport Planning Board Meeting Minutes for May 23, 2017

The Planning Board meeting of May 23, 2017 was called to order at 7:30 pm by Chairman Stiffler. Chairman Stiffler then asked everyone to stand and say the pledge of allegiance. There were 8 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. Bucholsky motioned to approve the minutes of the April 25, 2017 meeting. The motion was seconded by Mr. MacGiffert. All in favor, and carried.

Ms. Kipp motioned to approve the minutes for the special meeting May 9, 2017. The motion was seconded by Mr. D'Onofrio. All in Favor and carried.

Old Business:

Verizon Wireless Verizon Wireless has asked to be held over till the June 27th meeting.

Affordable Self Storage Mr. Baright and Mr. Daly were present on behalf of Affordable Self-storage. Ms. Kipp recused herself from the board as she is an abutting land owner. The Board then continued the Public hearing.

Chairman Stiffler said that there were two questions when you left last meeting. One was could you lighten up the sign on the Site Plan and the dimensions be put on it as well? The other was about the Road Maintenance agreement.

Ms. Benedict said that the Road Maintenance agreement had been fully executed and she had asked Mr. Freeman to let her know when it had been recorded, she said that would not happen until the closing.

Chairman Stiffler said that the plans were sent to County and the County saw no significant impact, and the Planning Board can proceed with a majority vote. Mr. D'Onofrio asked about water sewer and letter from Fire Chief. Chairman Stiffler said they were received.

A motion was made by Mr. MacGiffert to close the public hearing. It was seconded by Mr. D'Onofrio. All in favor and carried.

Mr. Bucholsky made a motion to approve the project. It was seconded by Mr. D'Onofrio. All in favor and carried.

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Colarusso Haul Road Pat Prendergast was and J.R. Heffner were present on behalf of Colarusso Haul Road. Mr. Prendergast went to explain that Colarusso had gone in front of the City of Hudson Planning Commission and that they have a new Engineer and Colarusso is working through the questions that the City of Hudson's Engineer has. He also stated that Colarusso received a letter from the Engineer and has yet to respond to it.

Chairman Stiffler stated just for the record he wants to clarify the issue dealing with the dock and the bulkhead, and the decision made by the City of Hudson's Zoning Board of Appeals. Mr. Prendergast explained that Colarusso made some minor changes to the bulkhead that they didn't feel needed review. The applicant sent in applications to DEC and Army Corp. Mr. Prendergast showed the project to the Planning Board that the City of Hudson had reviewed. He stated it was done for a safety.

Chairman Stiffler and Mr. Jurkowski asked for applications and any back up documentation that Colarusso had provide to The City of Hudson. They would like them added as appendix to the narrative. They would also like to see the mining reports and permits.

Chairman Stiffler asked about increase of activity at the dock. Mr. Prendergast stated there were no plans. He also wanted to know about what the mining permit allowed and Mr. Heffner told him that it was only in the confines of the acreage.

Chairman Stiffler asked the Board if they had anything. He told the applicant to have a full and complete record back to the Board by June 12th.

Dziubelski Apartments Were not at the meeting.

O'Reilly Auto Parts Mr. Ginnocchio was present on behalf of O'Reilly. He showed the Board the revised pylon sign that was now only 48.75 square feet and the reader board had been removed.

Mr. Jurkowski said that the issue itself is not with the new sign it meets the code, the issue is the variance because of the setback. The Board noted also that it had not received the sign variance application.

Mr. Bucholsky asked if the Board could move forward without the variance for the sign. Mr. Jurkowski said that the variance could be made a condition of the site plan.

Chairman Stiffler asked the Board what they all thought and would like to do, and the board wants to wait till it is all cleared up.

Prudence Properties Napa Auto Parts The applicant asked that they be held over till June's meeting while they work on the new site plan. Mr. Jurkowski gave an update on the applicant's progress; He stated that he met with the applicant, the Highway Superintendent,

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and Water and Sewer to discuss the access point on Healy Blvd. the proposed location which is closer to Midas. It had poor sight distance so the Highway Superintendent asked that it be moved closer to the turn on Healy Blvd. to make sight distance better. The applicant is also in the process of making the storm water report which the applicant will be submitting next month.

Chairman Stiffler asked if there were any recommendations on a deceleration lane going into the applicant's property. Mr. Jurkowski said it will be a very short one a small pull off about 10 feet wide by 30 feet long.

Water and Sewer: There was a manhole on Healy that the applicant wanted to tap into and that manhole is approximately 12 feet deep, and with the construction and the impact it will have on traffic will be substantial. Mr. Mokszycki said the applicant could put in a new manhole on Healy.

Joslen Apartments – The Applicant asked to be held over for June's meeting.

Mr. Jurkowski gave an update on the progress on the Applicant. He stated that he met the Joslen apts. Engineer, Water and Sewer and the Highway Superintendent.

The applicant is working on the delineating the existing water and sewer from the previous project that was never formally dedicated to the town.

The Highway Superintendent said the access point is fine. The applicant has made it clear that they will make the improvements to the shoulders for the entire length of the project plus the past project as well.

Drainage issues the applicants engineer is looking into the drainage issues for the entire project site as well as the previous project.

Greenport Land Partners- Engineer Tony Stellato Jr. was with the applicant on behalf of Greenport Land Partners.

Before the Engineer got started with the changes made to the site plan. Chairman Stiffler made it clear to the applicant that they must have signatures from the landowners for the application to be complete by next meeting.

Mr. Stellato went on to show the Board changes that were made to the Site Plan, landscaping and the dumpster locations. He also showed the alignment of the driveway off of Joslen the right in and right out. Mr. MacGiffert if he has talked to the Highway Superintendent yet? The Board mentioned about entrance issues, the Engineer told the Board that he was going to do a traffic study and submit a preliminary application to DOT. Mr. Jurkowski said that the concern of the Board as a whole is to make sure DOT looks at the project from Healy and Route 9 to Joslen and across the street for Smokers Choice as well. Chairman Stiffler said to make sure

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that they get the Fire Chief out on the project site to get his thoughts. The Engineer stated that the purpose for being there tonight was to revisit the Sketch Plan, the Revisions, and to see if this is what the Board had envisioned.

Mr. D'Onofrio stated some concerns about the truck traffic around McDonalds, and the general traffic being backed up. He stated it's a good project but he needs to get together with Highway Superintendent. Mr. Jurkowski said he wants to see the interior sidewalks and the Engineer showed the Board the sidewalk intentions on the site plan. Mr. Bucholsky made the suggestion to connect the sidewalks on Route 9 from the start of the property to the end of their property.

The Board told the Applicant to look at the loading and unloading zones for deliveries and also to look at how the Public Transportation runs. The Board also talked about taking out some parking spaces by Aldi to help with the traffic in and out of the project and to add the lighting to the site plan as well.

Rose and Madsen Engineer Evan Young was there on behalf of the Applicants who are requesting a two lot sub division Kipp Road. Mr. Young told the Board that the existing parcel is 50 acres and the applicant would like the smaller of the two to be four acres. Mr. Young also told the Board about the wetland on the property and that DEC had lineated the wetlands. Mr. Young also said that there is a cut driveway approved and a 911 address for the property.

The Board requested that the Engineer get in touch with the Highway Superintendent and to show the wells and septic near the boundary lines on the new map. Chairman Stiffler stated that the Board had a letter from Mr. Rose giving permission to Crawford and associates to represent him on the project. Chairman Stiffler told Mr. Young to bring the necessary items the board needs and the Board will see him next month.

Wide Waters Mr. Andris, Mr. Mahoney and Mr. Zona were present in behalf of Wide waters. They are proposing a two tenant in a single building connected to Verizon's parking lot. The Applicant is asking for it to be a minor site plan modification approval based on putting the Aspen Dental and a Five Star Urgent Care as the two tenants in the building. The significant difference is the connection of the two parking lots between the two businesses. The Building they are proposing will be stone on 3 sides and all glass in the front. The applicant states that they still have an open SWIP consistent with the original Site Plan and an open permit as well. The applicant is also proposing a monument sign for Aspen Dental. The Board discussed with the applicant that in the original plan there was only supposed to be the two Pylon signs at each entrance.

Mr. D'Onofrio asked Ms. Benedict if the original site plan in full build will be as it states. There is nothing that states when it would be complete so does the Board treat this as a minor change or a full site plan? Ms. Benedict and the Board looked over the original plans and **she** told the Board that they needed to decide whether it was a minor to change to the original site plan.

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Mr. D'Onofrio made a motion to go into executive session at 9:30 pm for attorney advice on the Wide Waters proposed Site Plan, seconded by Mr. Bucholsky. All in favor and carried.

Mr. D'Onofrio made a motion to come out of executive session and go back to the regular meeting at 9:50pm and it was seconded by Ms. Kipp, All in Favor and carried.

After the executive session Ms. Benedict stated to the Applicant that if they wanted to build what was exactly on the original site plan they would not need to go through a review. If they want to change what was on the original plan then they would need to go through a full site plan, and the sign would be a different issue.

Mr. Andris said that they would like the full site plan for the changes.

The Board continued with SEQRA because the applicant had a full and complete application.

Upon completion of the SEQRA review a motion was made by Mr. Bucholsky to accept the SEQRA as a negative declaration and Mr. D'Onofrio seconded, all in favor and carried. Public hearing date set for June 27, 2017 at 7:45 pm.

Smokers Choice The Applicant said that they are going to demolish the old tobacco store and put a 4000 square foot building in its place.

Mr. Jurkowski said that the easterly access road needs to be is 20 Feet and should be 26 feet and to have the Engineer dimension the parking area.

The Board would like to see the easements on the separate parcels (Burger King) and the tax map numbers. Ms. Kipp made notice to the signs that were at one time on the property, also the Board would like to see the dumpster relocated, and remove some parking to give back parking to Burger King.

Mr. Jurkowski said that they need to bring in a lighting diagram , change the plans to one tenant, put the signs on the plans submit the elevations, make sure to cut the signs down to one, and get with DOT so they can look at the whole area.

Public Comment There was no public comment at this time.

Mr. D'Onofrio made a motion to adjourn the meeting at 10:30 pm and Ms. Kipp seconded it, all in favor and carried.

The next regularly scheduled meeting is June 27, 2017.

Respectfully Submitted,

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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)