



Town of Greenport Planning Board
Meeting Minutes for December 18th, 2018

The Planning Board meeting of December 18th, 2018 was called to order at 7:30 PM by Chairman Edward Stiffler, followed by the Pledge of Allegiance. There were a total of 11 people in the audience.

Present:

Edward Stiffler, Chairman

Robert MacGiffert, Co Chairman

Paul D'Onofrio, Member

Sandy Kipp, Member

Peter Tenerowicz, Member

Jessica Mausolf, Secretary

Ken Dowe, Esquire

Genevieve Trigg, Esquire

Ray Jurkowski, Engineer

The minutes of the November 27th, 2018 meeting were approved upon a motion of Robert MacGiffert, seconded by Sandy Kipp. All were in favor.

1. ELP Greenport Solar LLC- Public Hearing 7:35 PM- Site plan review application to establish a 5MW solar photovoltaic facility on a 35.615-acre parcel located at route 9 and Vapor Trail. (Tax Parcels #109-1-4.1 & # 119-1-5). New plans submitted.

Rivet Creek, LLC- Minor sub-division application to combine two parcels of 7.648 & 106.303 acres and sub-divide the resulting 113.951-acre parcel located at Route 9 and Vapor Trail into two parcels of 35.615 and 78.296 acres.

Wendy DeWolf and Jamie Fordyce appeared for this project. Upon a formal resolution regarding this project's SEQRA, a negative declaration was declared by Mr. D'Onofrio and Ms. Kipp and approved. All were in favor. Ms. DeWolf then provided Chairman Stiffler with the receipts as proof of mailing out notices to all abutting

landowners. Mr. MacGiffert asked the applicants for an additional \$5,000.00 for their escrow account. Jamie Fordyce agreed.

Ms. Mausolf, Planning Board Secretary, then read the notice published in the Register Star. Chairman Stiffler asked Ms. DeWolf to provide the audience with a brief overview of what their project entails. Chairman Stiffler then asked if anyone would like to speak either for or against this project. No one spoke. Upon a motion of Mr. MacGiffert, seconded by Mr. D’Onofrio, the public hearing was closed. All were in favor. The applicants agreed to have their new plans submitted for the next meeting. The board agreed that since these new plans were not submitted for the December meeting, a conditional approval is an option. Mrs. Trigg, Esquire, agreed. The board agreed on a conditional approval based on the conditions that were set at the prior months meeting.

Ms. Kipp thanked both Ms. DeWolf and Mr. Fordyce for complying with the board’s requests during their approval process and told them that they did a good job. Chairman Stiffler then informed the applicants that the Columbia County Planning Board recommended this project for approval at their monthly meeting. Mrs. Trigg then went over the decommissioning fee with the applicants. Mrs. Trigg then read the resolution that contained the conditions for approval. Upon a motion of Mr. Tenerowicz, seconded by Ms. Kipp, the resolution with conditions were approved. All were in favor.

Conditions

COPY OF RESOLUTION WILL BE ATTACHED ONCE FINALED

2. Shoprite Supermarket (Hudson)- Public Hearing 7:50 PM- Site plan review application to expand the existing loading dock area by 940 square feet to create four additional loading berths at 351 Fairview Avenue. Additional site work includes minor landscaping, drainage and lighting. (Tax Parcel 100.2-2-47.11).

Dan Peveraro appeared for this project. Mr. Peveraro provided Chairman Stiffler with the receipts of the notices that he sent out to abutting landowners. Ms. Mausolf then read the notice that was published in the Register Star. Chairman Stiffler then asked Mr. Peveraro to provide the audience with a brief overview of what this project entails. The audience was then asked if anyone would like to speak for or against this project. No one spoke. Upon a motion of Ms. Kipp, seconded by Mr. Tenerowicz, the public hearing was closed. All were in favor.

Chairman Stiffler informed the audience that this project did not need a recommendation from the Columbia County Planning Board. Upon a motion of Mr. MacGiffert, seconded by Ms. Kipp, the project was approved. All were in favor. Mr. Peveraro was then advised that six copies of the projects plans needed to be submitted and he could do so on December 31, 2018.

3. Robinson General Office- Site plan review to establish a real estate appraisal office located at 2 Charles St. (Tax Parcels 110.1-1-32 & 110.1-1-33).

Jeff Robinson appeared for this project. Mr. Robinson informed the Board members that since the last time he appeared, his property has been surveyed. Mr. Robinson then stated that instead of restricting this to being only a real estate appraisal office, he would like to make it a general office space. Mr. Robinson continued by expressing interest in banked parking, however he was told that this may result in a longer approval process. Mr. Robinson decided against it. Mr. Robinson then informed the board that he is in the process getting a curb cut from the Department of Transportation. Chairman Stiffler then asked Mr. Robinson to have his plans show all three of his lots. Mrs. Trigg then asked Mr. Robinson to submit the deeds for each of his parcels.

Mr. Tenerowicz confirmed with Mr. Robinson that if he were to expand on this property, he would need to come back for approval. Chairman Stiffler agrees that this is correct, and states that any future approval may be subject to a limited review. Mr. Robinson also agreed that he understands. Mr. Tenerowicz then asked Mr. Robinson if he intends on keeping the residential appearance of the structure. Mr. Robinson confirmed that he would be, for example he will be keeping the maple trees that are on the front of the property. Mr. Tenerowicz then asked about exterior lighting. Mr. Robinson assured Mr. Tenerowicz that there will exterior lighting, however it will be limited.

Mr. Robinson was then informed that he will be required to pay a mitigation fee for this project. Mr. Robinson understood. Chairman Stiffler then asked Mr. Robinson to remove the term "home" from the project notes on his site plan map. Chairman Stiffler asked Mr. Robinson to do this since this will be an office and not a home. Mr. Robinson agreed to do this. Mr. Jurkowski then asked Mr. Robinson to show how this building will be in compliance with the Americans with Disabilities Act (ADA). Mr. Robinson was then informed that if he plans on having signs on his property, he must show this on his plans. This would include the size of the signs as well.

Mr. Tenerowicz stated that he would prefer to hold off on making a decision regarding this project until the board members are provided with the revised plans and have time to look them over. Chairman Stiffler informed Mr. Robinson that if he submits all new information for the next meeting, a public hearing could be set at that meeting. Mr. Robinson will be appearing at the January meeting.

4. Joslen Apartments- Continuation of a Site Plan Review to establish 3, 12-unit and 2, 10-unit apartment buildings at 540 Joslen Boulevard (Tax Parcel #100.2-1-20).

No one appeared for this project. Strike II established.

5. Greenport Land Partners (TRG)- Continuation of a Site Plan Review for a multi-use retail development located on Route 9 adjacent to the McDonald's Restaurant. (Tax Parcel #110.3.10.1).

Tony Stellato, Engineer and Kevin Parisi of TRG appeared for this project. Mr. Stellato began by providing the board with updates since the last time he had appeared. Mr. Stellato explained that most of the changes reflect the DOT's comments. The most significant change is the traffic signal that is being replaced. Mr. Stellato explained that they are still in the process of addressing this comment from DOT and they are creating plans now to be submitted to DOT. Mr. Stellato continued by informing the board that there will be sidewalks and crosswalks created for the pedestrians at the sites location. Mr. Stellato further stated that the originally agreed upon 24-foot emergency access road is being decreased to 15 feet. Mr. Stellato then handed out revised plans that reflect this change, along with truck turning plans. Mr. Stellato then provided the board members with pictures of the back of the Glenville Aldi's structure. Mr. Stellato suggested not having a fence anymore since the back of the building will be appealing to look at. The board disagrees. Mr. Stellato agreed that he will comply with this request regarding this.

Chairman Stiffler then asked Mr. Stellato why the building has not been moved forward like the board requested at the last meeting he appeared at. Mr. Stellato explained that if the building is moved forward, parking in the front will have to be eliminated to make room for the buffer. The board understands Mr. Stellato's concern for parking however they still request the building be moved, and parking be shifted. Mr. Stellato and Mr. Parisi agreed to discuss this change with Aldis. The board then moved to discuss the loading zone in the front of the building with Mr. Stellato. Mr. Stellato agreed to add an additional 10 feet since the board was in favor of this number. Mr. Stellato agreed to consider eliminating the parking in the front of the store but keeping the loading zone.

Ms. Kipp then asked Mr. Stellato and Mr. Parisi if the applicant's will be maintaining the vegetation. Mr. Parisi answered "yes". Mr. Stellato informed the board that he will be appearing next month with plans that reflect DOT's comments along with Mr. Jurkowski's outstanding comments. Mr. Stellato was then asked if retail stores #1 and #2 have been leased yet. Mr. Stellato answered "no". Mr. Stellato continued by telling the board that he believes parking will be sufficient regardless of what new businesses lease retail spots #1 and #2.

Chairman Stiffler then asked Mr. Stellato to have the Greenport Fire Chief ensure that the emergency access road will be wide enough for the fire trucks since it is being decreased from 24 feet to 15 feet. Mr. Stellato agreed.

Mr. Tenerowicz then expressed his concerns with this shopping plaza choosing this location rather than an already existing and vacant plaza. Mr. Stellato explained to Mr. Tenerowicz that Aldi's would prefer to build a brand-new building.

Mr. Stellato then asked Mr. Jurkowski a question regarding the infiltration test data. Mr. Jurkowski suggested that these tests be re done come the spring time. Mr. Stellato agreed and if the new tests reveal conflicting results, the infiltration can be adjusted.

Mr. Stellato will be appearing at the January meeting.

6. PDP Development- Site plan review application to amend previously approved site plan to clarify that the Joslen Commons project is not age restricted. (Tax Parcels #100.02-1-20).

Andy Brick, Esquire, and Joe Bianchini appeared for this project. Mr. Brick began by discussing recent revisions. Mr. Brick pointed out that the idea of a possible side walk is not shown on the plans because they are in the process of considering a shoulder as a walkway. Mr. Tenerowicz asked if this shoulder would be similar to the one on Harry Howard. Mr. Jurkowski informed him that it is the same concept, however it will not be as wide, it would be 4 feet. It was then agreed that if a walkway was constructed, a new drainage swale would have to be implemented. The board agrees that this is an option. Chairman Stiffler then stated that he is satisfied with the 34 banked parking spots that are shown on the plans. Ms. Kipp then asked Mr. Brick to identify the fence that the project will be having on their site plan. Mr. Brick agreed. Mr. Brick then stated that the proposed playground on the site plan that reads "40x40" may actually be larger. Mr. Brick then agreed that the applicant will maintain the playground routinely to avoid it from deteriorating. Mr. MacGiffert then asked Mr. Brick about the current SWPP on the project. Mr. Jurkowski then asked Mr. Bianchini to provide documents supporting the SWPP. Mr. Bianchini then stated that the SWPP will be completely re done. It was then determined that the easement in the front of the building has yet to be filed. Mr. Jurkowski told them that they too need to make sure this gets done. Mr. Brick agreed. Mr. Tenerowicz then asked Chairman Stiffler if he is satisfied with the parking. Chairman Stiffler stated that he was.

The board decided to move forward with this project. Mr. Brick agreed to submit all new information by January 10th, 2019. Mr. Jurkowski moved to reading Part II of SEQRA. Upon a motion of Mr. D'Onofrio, seconded by Ms. Kipp, the board agreed no significant impacts will result from this project therefore a negative declaration was approved. All were in favor. The public hearing for the January 22nd, 2019 meeting was set for 7:40 PM.

-----Other Business-----

Retiring Member

- The Town of Greenport Planning Board would like to thank Paul D'Onofrio for his tremendous service, input and commitment during the past five years.

December Office Hours

- The office will be closed on December 24th, 2018.
- The office will be open from 9:00 AM to 12:00 PM on December 31st, 2018.

Upon a motion of Ms. Kipp, seconded, by Mr. Tenerowicz, these changes to the December office hours were approved. All were in favor.

Public Comment

- Curt Warfield

Mr. Warfield thanked Mr. D'Onofrio for his service as a Planning Board Member.

- Melissa Gelley

Ms. Gelley requested that the board strongly consider having TRG perform a traffic study of the surrounding neighborhoods regarding their newest Aldi's project.

Adjournment

Motion by Robert MacGiffert, seconded by Sandy Kipp to adjourn at 9:24 PM.

Respectfully submitted,

Jessica Mausolf
Planning Board Secretary