

GREENPORT PLANNING BOARD

600 TOWN HALL DRIVE
HUDSON, NEW YORK 12534

May 24, 2006

The meeting was called to order at 7:31pm by chairman Donald Alger. Those in attendance were George Super, Michael Bucholsky, Donald Alger, Robert MacGiffert, Dale Baker, Charles Hudson, John Florio (W), Paul McCreary and Carl Whitbeck.

Charles Hudson made a motion to approve the minutes of previous meeting; seconded by George Super and approved by all.

The public hearing notice of construction on the corner of Town Hall Drive and Healy Blvd by Midas Auto Service was read. There was no one present who wished to speak. The County review listed this action as a local decision with comment as to parking being adequate. They employ 6 with 5 present on a daily bases. Michael Bucholsky questioned the 6 spaces on plans, with 5 employees, would there be only 1 space for customers. Applicant stated employees park in rear and plans do not show all parking which will exist. Michael also questioned number of unregistered cars on site as code only allows for one. These are dealership cars awaiting service. The applicant does car shuffling on site. Applicant will revise the plan showing all parking proposing for Board to be able to sign. A motion to close the public hearing was made by Robert MacGiffert; seconded by Charles Hudson and approved by all. Part II of EAF was completed. Robert MacGiffert made a motion to approve the negative declaration. This was seconded by George Super and approved by all. A motion to approve the application conditional on - "New plans showing added parking, employee parking be presented and only one unregistered vehicle be present at any one time" - was made by Dale Baker. This was seconded by Charles Hudson and approved by all.

Mrs. Charron presented plans to conduct business at Pit Stop on Union Turnpike of her seasonal/removeable hot dog stand. She will do business from April to November. George Super made a motion this would not require a site plan review. This was seconded by Robert MacGiffert and approved by all. Applicant should see Town Clerk to obtain peddlers permit.

The subdivision by E. Boyer on E Janis/Marie Streets was continued. This proposal would create 4 parcels. Lot #1, which is existing, would be adding 10'. There is an existing ditch on Lot #4. This is a continuing drainage runoff which crosses Rt66. All exits from the parcels will be onto Marie and Janis Streets. Applicant was asked why they were creating Lot #4 if a house couldn't be placed there. Applicant wasn't sure a house couldn't be placed here or would be. Plans will require indicating exactly the direction of drainage stream and piping. A public hearing was scheduled for 6/27 on approval of all.

Plans were presented for a subdivision of land at Bryant Farms by Breezy Hill Orchards. This is a boundry line adjustment. There currently exists 2 tax parcels under different names. They will take 9.1 acres from parcel 1A to add to parcel B. This will create a 10 acre parcel with existing house. A public hearing was scheduled for 6/27/06 on approval of all.

The Bank of Greene County presented updated plans which incorporated suggestions of engineer Paul McCreary. He had pointed out the radius was not sufficient enough to accommodate 2 cars within turn. They had changed this to a one car turn which expands further on towards driveup window. They had placed speed bumps on cut-through from Sunoco Station. They showed curbing along North property line to prevent cut through to Town access roadway. They had placed drainage cut-throughs on islands. Paul McCreary questioned speed bumps which the applicant stated were speed humps to accommodate plowing. New plans will need Fire Department review. Asked about distance between two islands, applicant answered 24'. Assistant Fire Chief noted tightness for equipment on entrance from light. Michael Bucholsky asked if there could be a cut back on East L not part of DOT cue. Paul McCreary asked if island would be more than grass. Applicant will do landscaping which will need to be shown on plans. The drive-up window on plans have been moved back 15'. They will paint arrows on blacktop and place hexagon stop signs. A public hearing was scheduled for 6/27/06 on approval of all.

There was a continuation of the public hearing on the Zacarolli/Bates application represented by Robert Gagan. They presented a letter from DOT on highway permits. This is a change of ownership, not use, which is a construction business. There had been several buildings placed by Mr. Bates without permitting and were looking for approval. Applicant was told after completion of application they would need to see Building Inspector for permits to obtain a Certificate of Occupancy. The plans to be stamped will need to show location of curbing per DOT approvals. A motion to close the public hearing was made by Robert MacGiffert; seconded by Charles Hudson and approved by all. Part II of EAF was completed. A motion to approve the negative declaration was made by Robert MacGiffert; seconded by Michael Bucholsky and approved by all. A motion to approve the application, conditional upon receipt of new plans which include curbing per DOT approval, was made by Robert MacGiffert. This was seconded by Dale Baker and approved by all.

There was no one present to represent the application on the baseball camp proposed for Greenport/Livingston.

Widewaters Group, Inc. was present to make a preliminary sketch plan presentation on their proposed shopping center complex on Rt9 just South of intersection with Joslen Blvd. There had been several meetings of Widewaters with the Town Board, engineer, attorneys and Planning Board representatives. This presentation was made by Marco Marzocchi, General Counsel of Retail Development. The site would have two entrance/exits from Rt9. They had approached DOT for comment on project which had been received. There will be 3 main anchor stores to the rear of area redeveloping. To the front along Rt9, there would be smaller, one story, retail area developed. They didn't have any tenants signed up; but were in discussions with potential tenants. There are wetlands within this area. Applicant had met with Army Corp of Engineers to address any issues and had received a jurisdictional reply. There would be under ½ acrea disturbed. Plans showed conceptual detention areas. Area behind power line easement would not be part of development. There would be 90 to 100 acre usage from Rt9 East. Donald Alger asked when Widewaters planned on presenting an application for a site plan review. They stated this would occur at next months meeting. They stated the silo

on the North property line would come down. Paul McCreary questioned if roadways through site would be Greenport's. They stated they would be private and snow removal would be theirs. They will use basic theory on detention using DOT methodology phase II of micro pools and basins. They have crossing rights on power line easement. The big box units would be 28'. They were guessing on physical development of individual building but felt changes won't be drastic. Planning to use dry conditions for inground workage, they see Spring of 2007 to start. They intend to construct 3 main units at same time. The outparcels in the front would be done over a longer period. They are currently doing further analysis on water usage. They will incorporate turning lanes on highway. At the next meeting they will establish escrow and present an expanded EAF to address all issues such as DOT, archeological, endangered species, wetlands, etc.

Joseph Kenneally presented a sketch on changes he wished to make to his building off Rt 23B. The building was larger than he originally believed. He wants to make area not used by his business into office suites and a barber shop. They would paint building and replace vertical siding with new. They were looking for a uniformity expression throughout building. They would extend concrete pad into lobby and replace canopy. He will need to present detailed plans including parking with handicap spaces, employee parking, show all utilities, lighting, signage, etc.

A motion to adjourn was made by Charles Hudson; seconded by Robert MacGiffert and approved by all.

Respectfully submitted,

Madaline DeCintio, Sec.