

GREENPORT PLANNING BOARD

600 TOWN HALL DRIVE
HUDSON, NEW YORK 12534

June 27, 2006

The meeting was called to order at 7:35pm by chairman Donald Alger. Those in attendance were George Super, Michael Bucholsky, Donald Alger, Robert MacGiffert, Charles Hudson, John Florio (W), Paul McCreary and Carl Whitbeck.

Charles Hudson made a motion to approve the minutes of previous meeting. This was seconded by Robert MacGiffert and approved by all.

The public hearing notice on subdivision of land on E Janis & Marie Street by E. Boyer was read. There was no one present who wished to speak. This proposal would have 4 parcels - one containing the existing house and 3 vacant lots. They presented new maps which detailed existing ditches. A motion to close the public hearing was made by Robert MacGiffert; seconded by Michael Bucholsky and approved by all. Part II of EAF was completed. A motion to approve the negative declaration was made by Robert MacGiffert; seconded by George Super and approved by all. A motion to approve the application was made by Michael Bucholsky. This was seconded by Robert MacGiffert and approved by all.

The public hearing notice on subdivision of land at Bryant Farms by Breezy Hill Orchards was read. There was no one present who wished to speak. This proposal would add to parcel A-1, 1.044 acres to create a parcel of 10.207 acres. This was a lot line change and they will continue existing use of property. A motion to close the public hearing was made by Robert MacGiffert; seconded by George Super and approved by all. Part II of EAF was completed. Robert MacGiffert made a motion to approve the negative declaration; seconded by Charles Hudson and approved by all. A motion to approve the application was made by Michael Bucholsky. This was seconded by Robert MacGiffert and approved by all.

The public hearing notice on renovation of retail space in Fairview Plaza by Bank of Greene County into a branch office was read. There was no one present who wished to speak. They showed new plans which include landscaping on island and cut back of 11' on entrance island per Fire Department request. They had also added another speed hump per request. They presented sketch of canopy proposing with signage. Michael Bucholsky questioned if black dotted lines on plans represented curbing - Yes. Carl Whitbeck questioned visibility of cars from drive-thru making a right turn seeing on-coming traffic. Paul McCreary noted proposals were best condition possible per site using. A motion to close the public hearing was made by Robert MacGiffert; seconded by George Super and approved by all. Part II of EAF was completed. There was a negative answer as to traffic impact with notation - Traffic impact was small to moderate and project design mitigates any potential impact. Robert MacGiffert made a motion to approve the negative declaration; seconded by Charles Hudson and approved by all. A motion was made by Michael Bucholsky to approve the application. This was seconded by Robert MacGiffert and approved by all.

Tony Fabiano, of Fairview Plaza, presented a change of use in retail space. The space formerly occupied by Annie's Card Shop would be used by Shelia's Day (Spa.). There will be no change to exterior or interior. A motion was made by Michael Bucholsky there was no need for site plan review. This was seconded by Robert MacGiffert and approved by all.

WHAT kind of Equipment

Holly Eger and Terri Jornov presented plans to operate a Hot Dog Stand and snack bar on Rt's 9 & 23 at Buckley's Corner. This is a mobile food unit adjacent to existing fruit stand. They wished to operate 10 months removing unit during December and January. They were testing to see if this length was profitable. If opened 10 months it would be considered a permanent operation and not a temporary one. This would then require a site plan review. After some discussion, the applicant decided to open this year for 6 months to feel out business success. If they feel 10 months would be better, they will return in December for a site plan review. Michael Bucholsky made a motion the 6 month plan wouldn't require a review; seconded by Robert MacGiffert and approved by all.

The application of Faye Auld to hold Sunday prayer services on Healy Blvd. had no representation. Application was tabled for future consideration.

Clay Pond Farms Inc, (Jos. Kenneally) presented plans for review on renovation of his property on Rt 23B to include other business's. This was represented by Lou Kreamer. These include plans on exterior and interior proposals. The plan will need to detail outside improvements such as the concrete sidewalks. There exists signage and they will place a directory on the building. This will require a County review. A public hearing was scheduled for 7/25/06 on a motion by George Super; seconded by Charles Hudson and approved by all.

Widewaters Group Inc. presented the Board with completed EAF and plans for review. They had rearranged out parcel gas station per DOT request. The applicant was asking the Board to entertain a lead agency resolution naming Greenport as the lead agent (see attached). Carl Whitbeck noted in meetings with DOT, they had requested North entrance be aligned with Joslen Blvd. Applicant stated this wouldn't be feasible as neighbor to North wouldn't be inclined to negotiate land transfer. Asked how much space exists between property line and existing senior housing - approximately 40'. They were proposing approximately 7 out parcels. Carl Whitbeck asked if they had evaluated possible reconfiguration of entrance from Joslen Blvd into Rt9. They hadn't done an evaluation as there exists no right-a-way here. They will create 3 detention ponds. They are 900' to 550' from Claverack Creek. They have obtained crossing rights over powerline easements. There will be 3 large anchor stores to rear and entrance/exit will have traffic lights. Board asked for extra sets of plans to place for public view in Town Hall, Library and College. Lead agency notification will be sent to interested agencies on a motion by Robert MacGiffert; seconded by George Super and approved by all. Paul McCreary (engineer) and Carl Whitbeck (attorney) will review presentation and issue comment letters to applicant.

N & S Supply was present to discuss difficulty they were having with drainage across roadway. They had changed placement of basin

different than approved plans but were in the process of correcting this. Improved plan would have an 18" pipe tie-in. They would use a 12" pipe (per approved plan) with a change of grade. They would lower catch basin. They previously had approval for road work from former Highway Superintendent. Applicant was told to check with current superintendent, Mark Gaylord, before continuing with project.

A representative of the Baseball Camp in Livingston/Greenport was present to discuss a combined meeting with both Planning Boards. They had revised their original application. There was need of additional sets (5) to be placed for public viewing. There was escrow needed of \$1500.00 for legal fees. A combined meeting was set for July 20, 2006 at 7:00pm in Livingston Town Hall.

Arthur Hout presented an update of progress on his application. He had received letters of approval from Mrs. Fabiano and Mrs. Ball but not from National Grid. Applicant asked permission to operate under a vendors permit. This would be on benches, no greenhouse involved. Board couldn't give this permission without approval from National Grid to use their right-a-way.

A motion to adjourn was made by George Super; seconded by Robert MacGiffert and approved by all.

Respectfully submitted,

Madaline DeCintio, Sec.

RESOLUTION

WHEREAS, the Town of Greenport Planning Board has received site plan and subdivision applications from The Widewaters Group, Inc. as Managing Agent, for development of a retail project in the Town of Greenport, Columbia County and

WHEREAS, the submittal has been accompanied by proposed site plan, subdivision plan, an Environmental Assessment Form, and other submittals, and

WHEREAS, after review of the submittals the Planning Board makes the following determinations:

1. Declares that the project is a Type I action under SEQRA; and
2. That the following are involved or interested agencies: Town of Greenport Town Board, Columbia County Planning Department, Columbia County Health Department, the Planning Board, the New York State Department of Transportation, U.S. Army Corps of Engineers, and the Town of Stockport, *Town of Clarecrack*
3. That the Planning Board wishes to assume Lead Agency status in connection with the SEQRA review of this project;
4. That the Planning Board directs that a Lead Agency coordination letter be circulated among the various involved or interested agencies together with the distribution package including the Environmental Assessment Form and such other information as has been prepared and submitted to date by the applicant.