

GREENPORT PLANNING BOARD

600 TOWN HALL DRIVE
HUDSON, NEW YORK 12534

July 25, 2006

The meeting was called to order at 7:30pm by chairman Donald Alger. Those in attendance were George Super, Michael Bucholsky, Donald Alger, Robert MacGiffert, Dale Baker, Charles Hudson, John Florio (workshop), Paul McCreary and Carl Whitbeck.

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

The public hearing notice on renovation of existing building off Rt 23B by Clay Pond Farms (Jos. Kenneally) was read. There was no one present who wished to speak. Mr. Kenneally presented new plans which incorporated Board's requests and detailed walkways. This proposal will need County Planning review. A motion to continue this application at the meeting of 8/22/06 was made by Robert MacGiffert. This was seconded by Charles Hudson and approved by all.

Scott Patzwahl, of Lorbrook Reality Corp., presented an application for subdivision of land in the Industrial Tract. This proposal will subdivide from 13.16 acres a stand alone parcel (#2) of 2.27 acres for purpose of sale. There is an existing 50' easement to back which will service this parcel. There will be a road maintenance agreement written into deed of sale. This parcel's area is flat containing brush and cedar trees. On a motion by George Super, seconded by Michael Bucholsky, a public hearing was scheduled for 8/22/06. This was approved by all.

There was no one present to represent the applications of Arthur Hout or Faye Auld. These were tabled for future consideration.

Widewater Group was present to discuss their proposal for a retail plaza on Rt9 at intersection with Joslen Blvd. Paul McCreary presented Board and applicant with comment letter on application (see attached). The applicant had some questions on analysis requested. They will need to pinpoint a framework for noise review. They were informed of Town's code which calls for no more than 70 decibels at property line. Michael Bucholsky noted, with not knowing occupants of proposed construction or noise their business generates, it could be hard to judge if ordinance would be violated. They stated at a previous development of their's, a noise expert simulated noises at pinpointed areas to determine what would be at property line. The Board requested future and existing levels. The applicant asked Board to pick spots for analysis. Areas suggested were receptors along Rt9, N/E corner, South boundary adjacent to proposed retail, along North line with Dawnwood Senior Apts., at large box store on North line plus box store on South line. They also requested the Board establish some points for a visual impact analysis. Paul McCreary questioned how long the high level lights remained on. The applicant didn't know. Board members questioned elevation levels of proposed construction. Areas for visual analysis suggested were Hill Street in Town of Stockport, Rt9, Green Acres Development off of Joslen Blvd., Joslen Heights at Northern Corner and Humane Society off Rt 66. The applicant asked if the Board would officially

assume lead agency status. This will be added to resolution approved at previous meeting stating lead agency status was assumed. This was done on a motion by Robert MacGiffert; seconded by George Super and approved by all. As per the issue of traffic entrances, the applicant stated making entrance adjacent to Joslen Blvd. intersection as DOT requested wasn't seen as possible without Land. They will evaluate Mr. McCreay's comments. They have had conversations with Mr. Pulcher. There is a 10' DOT easement North of property line. They wouldn't be able to accommodate 2 exit lanes and shoulder. The Board members asked if eliminating 36' entrance (proposed on plans) and moving construction further South would eliminate some of the problem. Applicant didn't see this as a solution. The widening of roadway will come from East side. The applicant will look into the change of access to Joslen Blvd. but perceives problems. Michael Bucholsky asked applicant if they had calibrated analysis of water for sprinklers plus fire fighting and had they pump tested. He asked about feasibility of placing 12" lines into project. The proposal will require Fire Department review, Applicant will address comment letter and analysis.

A motion to adjourn was made by Robert MacGiffert; seconded by Dale Baker and approved by all.

Respectfully submitted,

Madaline DeCintio, Sec.