

GREENPORT PLANNING BOARD

600 TOWN HALL DRIVE
HUDSON, NEW YORK 12534

August 22, 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, Charles Hudson, John Florio (workshop), Raymond Jurkowski and Carl Whitbeck.

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

The public hearing notice on subdivision of land in the Industrial Tract by Lorbrook Reality Corp. was read. There was no one present who wished to speak. This proposal was represented by Scott Patzwald. They would subdivide from 13.16 acres a parcel of 2.27 acres for purpose of sale. 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. This was seconded by Charles Hudson and approved by all. A motion to approve the application was made by Michael Bucholsky; seconded by Robert MacGiffert and approved by all.

The proposal by Clay Pond Farms on Rt 23B was continued. The County review listed this as a local decision. A motion to close the public hearing was made by Michael Bucholsky; seconded by Robert MacGiffert 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. Michael Bucholsky made a motion to approve the application. This was seconded by Robert MacGiffert and approved by all.

An application of subdivision of land by Constance MacGiffert at 268 Middle Rd. was presented. This application was represented by James Tamaso. Robert MacGiffert excused himself from participation as applicant was related. This proposal would adjust lines on two existing parcels. This proposal would enlarge parcel A and decrease parcel B. Parcel A is vacant land and addition would create frontage. Parcel B would be 1.543 acres and parcel A 3.996 acres. There is an existing right-a-way on North end of property with an existing maintenance agreement. A public hearing was scheduled for 9/26 on a motion by Michael Bucholsky; seconded by George Super and approved by all.

Richard Bowmen presented an application for change of use at 105 Healy Blvd. The application was represented by Daune Wahler. Retail space previously a jewelry store would be replaced by a tailor shop opened on weekends only. There will be no change to building or parking. A motion this proposal wouldn't require a site plan review was made by Robert MacGiffert; seconded by Charles Hudson and approved by all.

A proposal for change of use at 389 Fairview Avenue by Woodmen Ins. was presented. This is a branch office which sells life insurance, retirement planning, etc. This was empty space on the second floor

in Bagel Tyme Plaza on Rt9. They have 4 employees and there will be no change to building or parking. They have added their sign to existing signage at Plaza. A motion this proposal wouldn't require a site plan review was made by Michael Bucholsky; seconded by Charles Hudson and approved by all.

A plan to subdivide land on Church Rd. at Cty Rt 32 by Wm Groll/C. Lippert was presented. This was represented by Robert Ihlenburg. This proposal would subdivide from 150 acres a parcel containing the house of 4.4 acres and for neighbor C. Lippert a triangle of .076 acres for frontage. Michael Bucholsky asked that parcels on plans be labeled A, B and C. Applicant was asked to show on final map all acreage at site. They should denote location of wells. A public hearing was scheduled for 9/26 on a motion by Michael Bucholsky; seconded by Charles Hudson and approved by all.

A site plan was presented by BJ Cantelle for an addition to his car wash on Rt9. This was represented by Mike Sullivan of Crawford Asso. Carl Whitbeck excused himself from participation as his firm had previously represented Mr. Cantelle. This proposal would add 3 additional bays - 2, 16' by 32' and 1, 10' by 32'. Two would be to service auto cleaning and the third a dog wash bay for use by one dog at a time with a 5 minute cycle. There is an existing septic system. There would be a new catch basin in the rear and lighting was listed on plans. There is an existing 1000 gallon recycle tank considered sufficient. Current existing system is not 100% recycled. Michael Bucholsky questioned anticipated traffic rate. In the summer, the current rate is 100 a day. They foresee an additional 15 to 20 cars per hour maximum. They operate 24 hours per day but dog wash would be limited. Michael Bucholsky questioned noise issues on a 24 hour bases. They hadn't received any complaints from neighbors. They had added doors and buffered lights for neighbors protection. Robert MacGiffert asked if there was parking provided for dog wash (yes). Michael Bucholsky asked if stacking from back wouldn't be more effective. The applicant stated, change would have car lights reflecting across street into residents. They were asked to add stripping to direct traffic. Ray Jurkowski asked about storm drainage with doubling of size. Applicant reported impact would be slight. It would go to back into existing drainage swale. Applicant should provide and show drainage study. On a motion by Michael Bucholsky, seconded by Charles Hudson and approved by all, a public hearing was scheduled for 9/26.

The proposed baseball camp in Greenport/Livingston presented the Board with copies of Addendum #2 which address comments of engineers and residents made at joint meeting on 8/17. As per noise, based on survey made, they will be below Town's ordinance. The investigation of cultural resources, based on field work at entire site, formed conclusions there are no items of aerchological significant. The fire pond on premises would be used for emergencies only. There is plenty of water available for fire protection. Applicant had responded to Livingston Fire Department review letter. Applicant was looking to take next step to receive a SEQRA determination and schedule a public hearing. They were under some contract restriction due to length of reviews completed. They need procedural steps to move toward a negative declaration. Robert MacGiffert reiterated to applicant procedures followed by Greenport Board. When determination a complete site plan had been submitted it would be sent to the

County for review and comments. Following this a public hearing will be scheduled at which SEQRA approval would be considered. Carl Whitbeck asked applicant if they were requesting the Board to split up usual procedures. Applicant stated they had addressed Paul McCreary's comment letter. Raymond Jurkowski stated he wanted Paul and office to review all aspects and felt it was premature for a negative declaration. Carl Whitbeck suggested a special meeting to discuss addendum reviews and restructuring negative declaration approval. The applicant has presented applications to all agencies. Raymond Jurkowski questioned if applicant wasn't trying to force Board's hand. They answered no their goal was to be responsive to all concerns. They felt information submitted as extensive and enough for a determination. They were looking to start construction by early 2007. The Board required determination on wetland with 1½ acres of disturbance. There had been an on site meeting with DEC and Army Corp. Based on these discussions, they had indicated approval. Michael Bucholsky noted the Board needs time to digest information looking at if application is complete. There is need to know of agencies input as to approvals or concerns. He felt a negative declaration was premature. Applicant still felt there was enough information for a public hearing. Michael Bucholsky suggested a review should be continued until 9/26 meeting and then approach need for a special meeting. There is need of comments from Greenport Fire Department, rescue squad and hospital. This application will also need County review,

Majestic Pools on Rt9, represented by Mike Sullivan, presented updated plans. Their previous plans had called for a 10,000 sq ft addition with office and solarium. Due to issues with Army Corp. the new presentation had been scaled back. The new proposal would be 9100 sq ft with an addition to rear of 65' by 120', solarium 14' by 66' with 2600 sq ft of retail. There was an increase to displays in front of building. In the rear, to South of building, there will be an inclosed pool 30' by 55'. This would be a covered greenhouse effect with retracting sides open in Summer and closed in Winter. There will be need of fencing. The existing temporary structure will be removed. Truck deliveries will remain as exists with 2 or 3 a month during morning hours approximately 10 to 11 am. The dumpster will be inclosed. There are 4 employees plus applicant with no additional projected. They show 20 parking spaces including 2 handicap. They could create employee parking in rear. There is need of further study on drainage issues. Lighting would be on overhang with no pole lights. They are in the process of obtaining a Nation Wide Permit from Army Corp. They have made a verbal agreement with Corp. but needed written approval. There is need of Fire Department review. Board engineer would review and comment.

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

Respectfully submitted,

Madaline DeCintio, Sec.