

GREENPORT PLANNING BOARD

600 TOWN HALL DRIVE
HUDSON, NEW YORK 12534

September 26, 2006

The meeting was called to order at 7:35pm by chairman Donald Alger. Those in attendance were George Super, Donald Alger, Robert Mac Giffert, 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 on subdivision of land on Middle Road by Constance MacGiffert was read. There was no one present who wished to speak. Robert MacGiffert excused himself from participation as applicant was related. Plans presented showed current recorded lines and proposed. There exists a right-a-way and maintenance agreement. A motion to close the public hearing was made by George Super; seconded by Charles Hudson and approved by all. The application would continue further into meeting awaiting a quorum.

The public hearing notice on subdivision of land on Church Road by Wm. Groll was read. There was no one present who wished to speak. This proposal would subdivide from 150 acres a parcel of 4.4 acres containing existing house and for neighbor C. Lippert a line adjustment of .076 acres. 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 George Super and approved by all. A motion to approve the application was made by Robert MacGiffert. This was seconded by Charles Hudson and approved by all.

The public hearing notice of construction on Rt9 by BJ Cantelle at his car wash was read. This application was represented by Michael Sullivan of Crawford Asso. There was no one present who wished to speak. They had done a site drainage analysis with 4.2 to 4.3 CFS. They propose small check dams to slow down drainage. There will be more stacking in front of bays for traffic flow. Also, lighting was addressed on new plans. They were asked if the arrangement of bays was a lock or can dog wash bay be placed on the end. Due to placement of equipment, the proposed alignment was best. On busy days (weekends), the owner was present at premises. There is an existing 2500 gallon septic tank. Additionally, they were proposing settlement equipment with F1 filter. Asked about vacuum area being sufficient, they answered it was considered large enough. Charles Hudson questioned volume of business at dog wash during Winter. Applicant stated it was unknown. Paul McCreary questioned traffic flow and stacking particularly at dog wash. The County review list action as local decision with comments on access driveway and traffic flow patterns. They suggested contact with DOT for improvement. 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. George Super made a motion to approve the application; seconded by Charles Hudson and approved by all.

Faye Auld presented plans for Sunday services at Curves in the Corner Plaza on Healy Blvd. This service would consist of Bible study and singing. She presented approval from Curve's operator and Plaza owner. They were proposing no signs and attendance would be 5 to 10 individuals. There will be no change to building or to parking. Robert MacGiffert made a motion there was no need for a site plan review. This was seconded by George Super and approved by all.

Sandra Bucharon presented plans to establish two massage rooms at 105 Healy Blvd. She will lease from Leila Smith current occupant (seamstress). Carl Whitbeck questioned if this operation would require licensing. No-licensing was required for masseuse. The only modification to interior would be the replacement of doors between rooms. Robert MacGiffert made a motion this would not require site plan review. This was seconded by Charles Hudson and approved by all. Applicant should see Building Inspector for needed permits.

Continuation of the C. MacGiffert subdivision was undertaken. Part II of EAF was completed. Charles Hudson made a motion to approve the negative declaration ; seconded by George Super and approved by all. A motion to approve the application was made by Charles Hudson. This was seconded by Dale Baker and approved by all.

Tony Fabiano, owner of Fairview Plaza, presented plans for a change of use. This store had been a leather store, than a office furniture store and now would be back to leather store. Robert MacGiffert made a motion this wouldn't require a site plan review. This was seconded by George Super and approved by all.

There was no one present to represent the application of The Bakery at 9 Greenport Pkwy. The application was tabled for future review.

There was a plan presented for a hot dog stand at Pit Stop on Rt66. This represents a change of ownership. He asked about placing a sign which would be taken in and out daily. He will need to see the Building Inspector on sign permitting. George Super made a motion this wouldn't require a site plan review; seconded by Dale Baker and approved by all.

Representatives were present to continue the review on the Baseball Camp proposed in Greenport/Livingston. They had presented reports Board had requested. They were asking the Board to act on SEQRA negative declaration so they could proceed with necessary permitting. Carl Whitbeck noted the Board could complete long form, draft a resolution and schedule a special meeting. Paul McCreary noted the applicant has talked about other potential uses such as a farm market, high school tournaments, etc. These had not been dealt with in presentation and would need to be addressed in future with amended review. There is a potential for more attendance and increase traffic flow. Mr. McCreary would like to see these issues dealt with. The Board could complete SEQRA, send to County and than schedule a public hearing for site plan approval. At that time any possible restrictions could be listed which would require an amendment such as an intense use in short period. The Board completed full EAF form. The items which were listed as small to moderate impact with mitigated solutions were Change to Site, Impact to Water, Impact to Plants and Animals, Impact on Transportation and Cteate/Eliminate

employment. Those items where no impacts were seen are Alter Drainage Flow, Air Quality, Agriculture and Resources, Aesthetic Resources, Major Reduction of Open Space, Noise and Orders, Create Additional Demand on Fire and Police, Set Precedents and Public Controversy to Environmental Impact. Robert MacGiffert made a resolution "A special meeting will be held on Thursday - October 5, 2006 at 7pm to entertain a negative declaration resolution on SEQRA approval". This was seconded by George Super and approved by all. A resolution was made by Robert MacGiffert "A public hearing on application of Baseball Camp in Greenport/Livingston be scheduled for the meeting of October 24, 2006". This was seconded by George Super and approved by all.

Majestic Pools application was continued with Michael Sullivan of Crawford Asso. representing applicant. They presented new site plans detailing improvement to site drainage. They had placed a pump out basin on Western end of property. They also added 5 employee parking spaces to rear of building. Liquid chlorine will be stored in fenced area. The existing temporary structure will be removed. They were currently remediating permit with Army Corp. on wet lands. They had met with Highway Superintendent on exit/entrance who had proposed another entrance to Apple Meadows Road. A letter of approval will be required. They were awaiting a response from Fire Department. Paul McCreary questioned pumping of storm water. Applicant was pumping to front and had added a man hole. Engineer would review plan. Deliveries are made with 65' trailer twice a month. Construction time would be approximately 5 months. The County will need to review new plans. The public hearing will be continued.

The Widewater Group application on Rt9 was represented by engineer from Bergmann Asso. and attorney John D. Haggan, Jr. They presented a plan on subdivision of parcels previously not discussed. Each building parcel wouldn't be individually owned but owned by Widewater Group. This subdividing is being done for funding and tax purposes. Each lot will have an easement over common way. Carl Whitbeck questioned drainage to detention ponds located within 2 lots and possible foreclosure on separate subdivided parcels owned by someone else. These items will need to be looked into. They had submitted noise and site studies. The noise did not exceed a 5 decibel increase. On Rt9 noise registered between 51 to 53 decibels. The increase at N/E corner of shrine parcel registered more than a 5 decibel increase. They will move roof tops away from property lines. Donald Alger questioned placing light at intersection with Joslen Blvd. They had analyzed 11 view points per Board's request. They will provide landscape screening along North property and around the shrine property. They had answered Paul McCreary's comment letter (see attached). As to item #7, Northern driveway, they were looking at potential alternate proposals from one submitted. They were still studying feasibility of Joslen Blvd. realignment for placing of light and Northern entrance. Paul McCreary questioned if applicant had contacted property owners in area and DOT to discuss the matter. Carl Whitbeck questioned feasibility with senior housing complex. Resident, Leo Pulcher, showed possible scenerios which could fit. He also presented Board with signed partition by residents of senior housing (see attached). Widewater Group needs to complete traffic study. The applicant see's land and right-of-way issue beyond their control. Information provided needed to be reviewed by Board, lawyer and engineer. Carl Whitbeck questioned

time table looking for? There was need of Fire Department review. Carl Whitbeck asked if site would be fenced - No.

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

Respectfully submitted,

Madaline DeCintio, Sec.

August 2006

The undersigned residents of Dawnwood Apartments located at 500 Fairview Ave., support a proposal to have an access to Route 9 along a roadway to the proposed shopping center neighboring our complex. The shopping center access road would join Rt. 9 at the intersection of the northern end of Joslen Blvd., at which point a traffic light would be installed. This change would provide us with a safe exit from our apartment area. Currently we have to watch too many roadways and other intersecting driveways and streets on Rt. 9 making it very dangerous for any cars to exit onto Rt. 9 from our facility. We hope that the Town Planning Board will require the developer to work towards making this safety improvement. Thank you in advance.

Name (Print)	Signature	Apt. #
GENE PALOMBO	Gene Palombo	15
BETTE DEANGELO	Bette DeAngelo	21
FLORENCE PALMATIER	Florence Palmatier	18
Barbara Eddy	Barbara Eddy	23
Eva Fountain	EVA FOUNTAIN	24
Doris J Quirk	Doris J Quirk	14
Jeanette Winant	Jeanette Winant	8
JOE CADISEG	Joe Casuso	17
GINA VANDENBURGH	Gina Vandenberg	19
Judy Baratto	Judy Baratto	20
Mary Ratts	Mary Ratts	12, 6
Emma Finkle	Emma Finkle	22
Ann Marie Reilly	Ann Marie Reilly	5
Florena Milla	Florena Milla	6
STARRDUSTE SMITH	Starr Dustie Smith	9
VIRGINIA ZAYAC	Virginia Zayac	12
BARBARA MEITZ	Barbara Meitz	2

