

GREENPORT PLANNING BOARD

600 TOWN HALL DRIVE
HUDSON, NEW YORK 12534

October 24, 2006

The meeting was called to order at 7:32pm 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. This was seconded by George Super and approved by all.

The public hearing notice on the proposed baseball camp in Livingston/Greenport by Burke & Lisa St John was read. There was no one present who wished to speak. The applicant readdressed the proposal concept for the public present as had previously been presented to both Boards. The area to be used was formerly the Holmes farm and Sunset Drive-in parcels. They had been working with both Town's as to issues. This camp will accommodate teenagers after Little League (13-17 yrs) on a seasonal bases. There will be access paths 12' wide for camp usage. Donald Alger noted several agencies approached had replied with listed concerns. The Greenport Fire Department questioned placement of hydrant. The applicant replied this had been changed next to pond. They asked with buildings in Livingston who will address issues and are pathways capable of being able to handle emergency vehicles. Applicant stated pathways will be of hard gravel 12' wide and will be able to handle traffic. Asked about bleachers and seating for spectators, they replied spectators will be along side lines with possibly some portable seating. Paul McCreary questioned the underground tank. This is a 60,000 gallon water storage for irrigation reuse. The response letter from the Columbia County Department of Health hadn't been received by applicant but Board had copy they would copy. Michael Bucholsky questioned if applicant had received response from Rescue Squad and Hospital. Applicant had phone discussions with these agencies and had been informed they had emergency plans which could handle any emergency. Michael Bucholsky questioned if agencies were clear the number which could occur during a mass happening and could something in writing be presented for Board's records. Applicant had phone logs of contacts with agencies which was presented the Board for their records. The County Planning Board listed this as local decision with comments as to possible use of bleachers. Applicant had submitted applications to DOT, DEC and Health Department for needed approvals. Applicant wasn't sure Livingston had published public hearing which was to occur at their next meeting. Michael Bucholsky noted as lead agency Greenport needs reports of Livingston's public hearing before issuing any approval. Carl Whitbeck noted there will be a meeting with all concerned to produce a resolution of approval for both Board's to vote upon. Robert MacGiffert stated copies of Livingston's conclusions were needed for Greenport's file. Resident, James Sheldon, asked what they will do in buildings during off season. There will be no use during Winter. Resident, Nina Salansky, questioned what cost would be to participants, This is unknown.

The application for a site plan amendment by N/E Auto Coach on 90 Ten Broeck Avenue was not represented. Application was tabled for future consideration.

Mulhern Gas Co. presented an application to move location from Ten Broeck Avenue to the Industrial Tract. This was represented by Rick Cummings. As area they were in currently has become residential, they felt there was need to move into Industrial Tract. They presented a preliminary sketch plan to obtain Board comments. They were currently working on a more detailed presentation. They had submitted plans to Highway Department and will address plans with Fire Department for input. They will update the existing unimproved roadway. The entire area will be fenced and double gated. They have 8 full time employees. There is a pole barn at N/E end of property, a propane storage area, office area and adjacent parking. By the next meeting, they will have a typographic plan. The parcel size is 2.27 acres. They need to complete the fire safety analysis. They are proposing two 30,000 gallon propane tanks above ground 6' apart. There is an existing right-a-way. There hadn't been a determination as to area to be used for filling of outdoor barbeque tanks.

There was continuation of Majestic Pools application represented by Mike Sullivan. They presented a revised site plan which included requests previously discussed by Board. This proposal includes 2600 sq ft of retail, 5100 sq ft of warehouse space, 350 sq ft of office and 950 sq ft solarium. There had been a drainage study and improvements were included on plans. The Board requested a copy of this study for their records. They presented a letter of approval from Highway Department and Fire Department. They have relocated the chlorine storage to S/E corner of building. The chlorine sold is in containers and not bulk. Agreement had been made with Army Corp of Engineers as to cash payment to conservancy. Applicant had sent letter to conservancy requesting this be used for Greenport projects. The County Planning review listed action as a local decision with comment as to storage of chlorine. Paul Mc Creary noted site drainage was difficult. He pointed out drainage would be out to Rt9 with placing of two pumps. If there was an electric failure during rain storm parking lot will pool as designed. There will be no flooding of Town road or building. They will put together a maintenance manual for system. They look to start construction in the Spring and the existing temporary structure will be removed at this time. Applicant will install a Knox Box system per Fire Department request. A motion to close the public hearing by Robert MacGiffert; seconded by Charles Hudson and approved by all. Part II of EAF was completed. Several moderate impacts were noted - the drainage analysis was mitigated on project plan and financial mitigation with Army Corp with permit issued. 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 was made by Robert MacGiffert; seconded by George Super and approved by all.

Continuation on Widewaters project on Rt9 was undertaken. They presented a plan which addressed connection on Rt9 at Joslen Blvd. There would be a third driveway with right turn on Rt9 with traffic light. The middle access would be right in and right out only. DOT requested applicant create a 75' off existing pavement leeway to provide for future improvement on Rt9 on West side of project. There

would also be a traffic light at Southern entrance. Signals at Joslen Blvd (semi actuated) would be triggered by traffic. They presented Board with a letter of conceptual approvemnt from DOT. There will be a connection with Dawnwood Senior Complex who would retain existing access. There should be a traffic study which shows current and proposed totals at Joslen Blvd and Atlantic Avenue. There is, in the making, an agreement with Dawnwood. The attorney would like to review this agreement. They also presented a Housing Resourse resolution. They presented a followup to preliminary subdivision plan. Paul McCreary questioned if Water Superintendent had reviewed waste water plan. His comments hadn't been finalized as he was away. There were comments from Paul McCreary forthcoming. There had been a meeting between applicant, Paul McCreary and Carl Whitbeck to schedule timetable to work through project. Scheduling suggested was to have a special meeting for November, a response comment, completion by regular meeting in November, send application to County Planning Board for review, hold a public hearing at December meeting and finalize at January 2007 meeting. The Board members agreed to schedule special meeting for 11/15/06 at 7:00pm. The Fire Department would schedule a meeting with applicant and Water Department for review and comment. Paul McCreary asked if there had been any new impacts different from previous submission on wet lands. Applicant answered no.

There was no one present to represent the amendment application for Joslen Commons project.

There were plans submitted for subdivision of land on Mt Merino by Donald Alger. This portion of the meeting was chaired by Michael Bucholsky. This proposal would take acreage from parcels A & B to create parcel C (3.323 acres) for sale to neighbor Charles Flood. There is an existing right-a-way to parcel B. A public hearing was scheduled for 11/28/06 on a motion by Robert MacGiffert; seconded by George Super and approved by all.

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

Respectfully submitted,

Madaline DeCintio, Sec.