

## GREENPORT PLANNING BOARD

600 TOWN HALL DRIVE  
HUDSON, NEW YORK 12534

November 15, 2006  
Special Meeting - Subject: Widewaters

The meeting was called to order at 7:05pm by chairman Donald Alger. Those in attendance were George Super, Michael Bucholsky, Donald Alger, Charles Hudson, Paul McCreary and Carl Whitbeck.

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

Engineer Steven Boesvert, of Bergmann Asso., presented a new site plan which incorporated changes since the previous meeting. Per recommendations of the Army Corp. of Engineers, they had reduced retail space A and refigured parking lot minimizing conflict with wet lands. They have removed inter-connecting roadway and modified connection at Joslen Blvd. These changes will allow the Army Corp. to complete review which will grant permits required.

These new plans addressed all issues raised in Paul McCreary's comment letter (see attached). As to adding fencing around detention ponds, the applicant felt this wasn't necessary. The fence could delay emergency vehicles from getting close enough during an emergency. They propose a safety bench and landscape buffering to safeguard areas. They had added additional landscaping and buffering around privately owned parcels along Rt 9.

The applicant had met with DOT on 11/15/06. They would be widening road at North side gradually going down to existing width. There is also, in general, an agreement to tie-in with Joslen Blvd. DOT had stated a verbal agreement to the revised traffic study and applicant was awaiting a written approval.

They presented a response letter to Paul McCreary's comments (see attached). They presented an updated drainage report and new maps. Per the storm water pollution drainage plan, all drainage will be regraded to ponds.

Michael Bucholsky questioned fire prevention comments at meeting with Fire Department representatives. Did plan insure turning radiuses in project being sufficient? They have based their analysis on a 75' long vehicle and had revised egress to Dawnwood Complex making radiuses adequate. Assistant Fire Chief Paul D'Onofrio talked about line of site radius change. Applicant will review all the issues with Fire Department representatives, The question of water available in ponds noted, overall the ponds won't contain a large amount of water except during storms. There is an existing 12" line along Rt9 with a gap at Senior Complex. Applicant would bring 12" line along perimeter to front and place 8" lines around large box buildings. The Fire Department will present s written statement after further review of new plans. Existing hydrants have been located.

Charles Hudson questioned detention ponds as to being safe for children who wonder. Applicant will place guide rails where retaining walls exist. Paul McCreary stated the use of ponds as a dry hydrant requires further review.

Michael Bucholsky questioned left turn at North exit pertaining to merging lanes. Per DOT, these will be full depth turning lanes to existing travel lanes.

The applicant would prefer to open-cut roadway for 12" water line tie-in. They will have further discussion with DOT on this issue.

Resident, Ed Nabozny, questioned what form of five or ten year plan exists for future development in Greenport. He was informed such a plan did not exist. There is no zoning within Greenport.

The applicant presented members with updated copies of studies and maps to review. Engineer, Paul McCreary, will review new submissions and present a comment letter before 11/28/06 meeting. If applicant can present revised plans at this time, application would be sent to County for review. A public hearing can't be set until a complete plan has been presented.

There was agreement to conduct the December meeting on the 26th per regular schedule.

A motion to adjourn was made by Michael Bucholsky; seconded by Charles Hudson and approved by all.

Respectfully submitted,

Madaline DeCintio, Sec.