

GREENPORT PLANNING BOARD

600 TOWN HALL DRIVE
HUDSON, NEW YORK 12534

November 28, 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, Paul McCreary and Carl Whitbeck.

Michael Bucholsky requested an amendment to the 11/15/06 minutes due to an omission - "Michael Bucholsky requested written response from the Water and Sewage Departments as to flow into and from proposed site being acceptable for Town facilities." Following the amendment, Robert MacGiffert made a motion to approve the minutes of previous meeting; seconded by Michael Bucholsky and approved by all.

The public hearing notice on subdivision of land on Mt Merino by Donald Alger was read. On a motion by Robert MacGiffert, seconded by Michael Bucholsky, and approved by all; this application would be continued at end of meeting.

Arthur Houts was present to discuss temporary Christmas tree and wreath business on Rt9 he wished to conduct. He would be off of parcel by January 5. He was requesting permisssion to due this under a vendors permit. He would return in the Spring for site plan review of flower business he would be proposing. The applicant was cautioned to apply early as this could take time, preferrably in January. Michael Bucholsky questioned if map presented was for location only - Yes. Asked about trees he had on Rt 23B for sale, he stated this was storage only. Michael Bucholsky made a motion this wouldn't require site plan review; seconded by George Super and approved by all.

Rick Cummings, of Mulhern Gas, was present to update their progress. He presented a new map with added drainage, dumpsters and small propane tank. It also showed a water detention pond designed to handle a 100 yr flood. By verbal agreement, water would drain to easement across road, along culvert to existing culvert which drains off the back of Lor Brook property. The land surrounding their parcel belongs to Lor Brook group, They have an easement for water, sewage and driveway. Applicant will schedule a meeting with Fire Department representatives to discuss spec's they have received. They should check on roadway maintenance agreement believed to exist. Paul McCreary would like to review the SWPPP report. They should detail on maps all lighting and codes. An escrow account should be established of \$1500.00 - Engineering, \$1000.00 and Legal, \$500.00.

John Colegrove was present to discuss selling Christmas trees and wreaths on Rt 23B under a peddlers permit. He will only be operating until 12/24/06. On a motion by George Super, seconded by Charles Hudson and approved by all, there will be no site plan review required.

The baseball camp proposed for Greenport/Livingston had no one present to represent the application. Carl Whitbeck noted a meeting

had been scheduled for Monday, 12/4/06 at 3pm, with both Town's engineers and counselors. The purpose will be to draw up a resolution of approval for both Town's to consider.

Widewater Group presented new plans which incorporated changes per Paul McCreary's comment letter. A gentleman present in the audience informed the Board he was recording this portion of the meeting. They had added proposed water and sewage lines. There exists a main along Rt9 property line. There will be hydrants all around the property using hydrants requested by Water Department. They will not be using dry hydrants. Michael Bucholsky questioned whether they had finalized with DOT open cut on highway for connection. Applicant answered no, but they will make loop crossover on Rt9 by boring if necessary. Michael asked if John Mokszycki understood this - Yes. They presented the Board with a letter from Water Department indicating capacity of water and sewage was adequate (see attached). Paul McCreary questioned pump station. This actually was a lift station not a pump behind Tractor Supply.

These plans submitted addressed Paul McCreary's latest comment letter (see attached). They also presented the Board with their response letter (see attached). An updated map of subdivisions was presented. As to traffic control, they had added stop sign locations on maps. Robert MacGiffert asked if improvements to map handled truck flow - Yes. They were proposing signage of truck route and show truck turning radius. There will be heavy duty pavement on roadway. The plan submitted was missing overall site plan (C100) which will be provided 11/29 an attached to sets.

Charles Hudson registered his concern as to the detention ponds and their safety for wondering children as there isn't any proposed fencing. The applicant stated this will only be a possible problem if the child was a totler. These ponds won't be at capacity and will only fill following a 100 yr storm. Applicant stated they have safety benches built in them and will have a gentle dropoff. In the center, there is a deeper pool 4 to 6 ft with the majority of pond dry. These ponds are considerably away from parking and pedestrian travel. The large pond, adjacent to retail F, slopes down to main area with a flat safety area. The grass area, part of SWPP, will remain, not mowed, 18" long. Charles Hudson asked about possibility of fencing these ponds. The applicant said they would consider this. However, they believe it is a safety issue which may hamper emergency vehicles from getting to pond. Board members asked if applicant knew of a recent development using these ponds which they might review. It is possible at recent construction in Greene County. Carl Whitbeck asked if there will be guard rails. Applicant stated no, but there is proposed curbing on each side. Michael Bucholsky stated he agreed with Charlie on fencing with parking proximity to water of detention pond. The applicant will address this as to closest pond.

The dumpsters shown on plans will be inclosed. Applicant had added water and sewage easement plus wet lands. Paul McCreary asked about reciprocal easement agreement for entire site. Applicant would operate as one site and address maintenance. The applicant agreed to provide Carl Whitbeck with a list of items the document will address. They have included in the plans a plan for lighting. Robert MacGiffert asked if any light will leave property onto Rt9. Paul McCreary stated lighting was okay with no spillage. George Super asked applicant if restaurants proposed would be different than or the same as those already here such as fast food establishments. The applicant stated there was no one signed up, but they

were in discussion with types such as Applebee's and Olive Garden.

Changes they had made to plans included: At main entrance, the first intersection to the North of retail M, they increased stacking and established a right turn only at main intersection. Opposite retail E, they redirected traffic with a close-off. On road along Rt9 South, was curb cut for retail H closed. They had added traffic controls (stop signs). They had soften radius, added guard rails at retail C along truck route. They had increased radius between retail A and B from 25' to 35' and widened driveway to 36'.

Per Paul McCreary's comment letter: Item #1, they added truck routes. Deliveries to small retail buildings are not usually made by tractor trailers. There are truck routes to bigger stores at rear of buildings. Item 2A, they had adjusted throughfare for retail A & B. 2B, Truck routes and deliveries addressed. 2C, Separate auto turns provided. Item #3, Relocated pylon sign (see C503). Item #4, They had addressed changes to intersection as well as to items B & C. Item #5, This was addressed on plans, C502. Items 6 A-F, Detailed all commercial retail, showed walk areas and crosswalks. They are not proposing equipment storage. There were detailed drawings to D & E. There is an underground utility plan coordinated with gas and electric company. Item #7, Fencing on detention ponds are under consideration. Items # 8 & 9, Already accomplished. Item #10, They have included catalogue cuts of lighting and demonstrate there is no light leaving property.

Parking: Item #1, Each retail building will have their own parking area. Item #2, As to employee parking, they will park as far from building as possible. Proposing 800 jobs (some parttime).

Storm Water and Pollution: Item #1, They propose smooth interior piping with 2' per second flushing found to be adequate. Item #2, They have designed for a 100 yr storm event which is higher than DEC requirements. Item #3, Contech Vortechs Stormwater Treatment System addressed on plans. Item #4, Provided drainage analysis for a 25 yr event. Item #5, Under DEC regulations there is minimal impact.

Grading Plans: They will provide the Board with letter from Army Corp of Engineers as to permitting. All wetlands maintenance will be kept clean and landscaped. They will provide landscaping per DEC regulations. However, SEQRA will need to be completed before the Army Corp would issue any permits.

Paul McCreary asked about progress with DOT on approvals. They had been provided with updated plans and were awaiting a response. They had indicated an agreement with proposed Joslen Blvd connection.

Paul McCreary was asked if plans were complete and ready for County review. He stated it would be wise to get County input. Members of the audience spoke against setting of a public hearing at next meeting (12/26). They believed scheduling this so close to a major holiday wouldn't allow for complete public input. They were informed public could make written statements as well as verbal. Some felt there was too much to review in such a small amount of time and more time should be allowed. A resident active with ADA Law, asked the Board to be aware of wheel chair accessibility needs. Michael Bucholsky made a resolution - " A public hearing on the Widewater project on Rt9 be scheduled for the December 26th regular monthly meeting of Board." This was seconded by Robert MacGiffert. A roll call of members, had in agreement, Robert MacGiffert - George Super - Donald Alger - Michael Bucholsky - Charles Hudson. There was no one in disagreement.

The representative for the baseball camp had arrived. They had appeared before the Livingston Board twice in the last month. A public hearing had occurred and been closed. They would coordinate a resolution with both Town's for consideration. Change made was a shift of playing fields to accommodate wet lands. Greenport Board was awaiting copies of Livingston's minutes. Comments made in Livingston had been on irrigation and IDA adoption. Michael Bucholsky asked about bleachers not shown on plans. None were planned but if they change their mind they would apply for an amendment. The Fire Department in Livingston had addressed all issues. The public hearing will be continued.

Michael Bucholsky assumed chairmanship for completion of subdivision by Donald Alger on Mt Merino. Public hearing notice was re-read. There was no one present who wished to speak. Out of 2 existing parcels, three parcels would be created. Easements existed to each parcel, parcel C along Mt Merino Road, parcel B to Hallenbeck Road. Parcel C, for sale, will be merged with lands of C. Flood. A motion to close the public hearing was made by Robert MacGiffert; seconded by Charles Hudson 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. Robert MacGiffert made a motion to approve the application. This was seconded by Charles Hudson 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.