

GREENPORT PLANNING BOARD

600 TOWN HALL DRIVE
HUDSON, NEW YORK 12534

December 26, 2006

The meeting was called to order at 7:30pm by chairman Donald Alger. Those in attendance were Michael Bucholsky, Donald Alger, Dale Baker, Robert MacGiffert, Charles Hudson, George Super, John Florio, Paul McCreary and Carl Whitbeck.

A motion to approve the minutes of the previous meeting was made by Charles Hudson; seconded by George Super and approved by all.

Chairman, Donald Alger, introduced the members of the Board to all who were present.

Joslen Commons Senior Housing on Joslen Blvd., previously approved, was present with an amendment to approved plans. This application was represented by their engineer Mark Bergeron. They had relocated South parking area from along side of building to area behind the building. Per Fire Department request, they would loop emergency access roadway around rear of building. Michael Bucholsky verified with applicant they would complete emergency vehicle roadway as requested by Fire Department - Yes. This will be a gravel roadway 25' from building at closest point. George Super questioned completion date of first phase. Applicant stated phase I (48 units) by end of Summer and phase II (48 units) by 2008. A motion was made by Robert MacGiffert this action wouldn't require site plan review. This was seconded by Michael Bucholsky and approved by all.

There was continuation on the baseball camp proposal in Greenport and Livingston. The Livingston Board had adopted resolutions at their last meeting giving approvals. A letter from the Columbia County Department of Health, with comments, was presented and entered into records. They were presenting a resolution of approval to the Greenport Board for consideration. Michael Bucholsky reminded applicant, Greenport needed to receive copies of Livingston's meeting minutes and approvals to complete their records. A motion to close the public hearing was made by Michael Bucholsky; seconded by Robert MacGiffert and approved by all. The Board entertained the resolution granting site plan approval (see attached). George Super made a motion to approve the resolution. This was seconded by Dale Baker and approved by all.

The Widewaters project was undertaken. Chairman, Donald Alger, addressed ground rules for public hearing portion - Comments only, no questions and answers - Participants would be called to speak per sign in sheet - There would be 2 minutes given per speaker with an additional 2 minutes at end for those who needed more time. Placed into record were comment letters from - Fire Department (see attached), Columbia County Chamber of Commerce dated 12/22/06, Columbia County Planning Board dated 12/20/06 and letters received from public. The Board members will review all comments. The public hearing notice was read. Marco Marzocchi, of Widewaters, gave a short presentation. The project, 565,000 sq ft, consists of 3 single tenant large stores in rear. Their proposing in front multi-tenant

buildings from 2500 to 5000 sq ft. There will be landscape screening along highway and surrounding neighboring parcels. There will be 3 access points - across from Joslen Blvd. with a light - at Southern end with light and left had turn - in middle with right hand turns only. All detention areas are to code. Approvals are in the works for utilities. A synopsis of comments made by residents in attendance are attached. Michael Bucholsky suggested written comments be accepted for a 7 day period. George Super made a motion the oral portion of the public hearing be closed leaving a 7 day opening for written comments. This was seconded by Michael Bucholsky. A roll call of members had George Super, Robert MacGiffert, Donald Alger, Michael Bucholsky, Charles Hudson and Dale Baker voting Yes.

A motion to adjourn was made by Michael Bucholsky; seconded by Dale Baker and approved by all.

Respectfully submitted,

Madaline DeCintio, Sec.

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