



Columbia County, New York
Planning Board

Meeting Minutes – 20 November 2012 (Revised 12/19/2012)

Members Present

Cheryl Gilbert
 John V. Florio, Jr.
 Arthur Koweek, *Vice - Chair*
 Alice Platt
 Larry Saulpaugh
 Deborah Shakotko
 Timothy Stalker, *Chair*
 Steve J. Savarese
 George Super

Staff Present

Patrice O. Perry, *Senior Planner*

Guests

Peter A. Lynch, Esquire

Members absent-Notified

Steve Savarese

CALL TO ORDER and APPROVAL OF MINUTES

Chairman Timothy Stalker called the meeting to order at 6:30 PM. Chairman Stalker opened the floor to the CCPB for any changes to the 16 October 2012 meeting minutes. Deborah Shakotko motioned to approve. Alice Platt seconded. Vote: All in favor.

NYS GENERAL MUNICIPAL LAW §239-l, §239-m REFERRALS

1. #12-046– Town of Greenport Planning Board

Larry Hess/PGS Millwork LLC Warehouse, Site Plan Review

The proposed action is the expansion of PGS Millwork LLC, an existing millwork company, by converting an existing structure to a storage warehouse. The structure was previously occupied by a construction supply retail outlet (Grossman's) and is located at 379 Fairview Avenue in the Town of Greenport, NY.

Recommendation: no apparent significant county wide or inter-community impacts.

Comments: None

Motion: Tim Stalker Second: Deborah Shakotko

Vote: #12-046

REGION	MEMBER	AYE	NAY	ABST.	NOT PRESENT
1	Cheryl Gilbert	X			
2	Timothy Stalker	X			
3	Deborah Shakotko	X			
4	John V. Florio, Jr.				X
5	Arthur Koweek	X			
6	Larry Saulpaugh	X			
7	Alice Platt	X			
8	Steve J. Savarese				X
	At Large George Super	X			
	TOTAL	7	0	0	2

2. #12-047– Town of Ancram Planning Board

O & G Industries, Inc. Special Use Permit Renewal

The proposed action is the renewal of a special use permit for a two year term. The existing use is a sand and gravel mine located off NYS Route 22 near Boson Corners Road in the Town of Ancram, NY

Recommendation: no apparent significant county wide or inter-community impacts.

Comments: None

Motion: Arthur Koweek Second: George Super

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Vote: #12-047

REGION	MEMBER	AYE	NAY	ABST.	NOT PRESENT
1	Cheryl Gilbert	X			
2	Timothy Stalker	X			
3	Deborah Shakotko	X			
4	John V. Florio, Jr.	X			
5	Arthur Koweek	X			
6	Larry Saulpaugh	X			
7	Alice Platt	X			
8	Steve J. Savarese				X
At Large	George Super	X			
	TOTAL	8	0	0	1

3. #12-048– Village of Chatham Planning Board

Schuyler Companies/Chatham Associates of Albany, L.P. , Site Plan Review

The proposed action is the construction of a new Price Chopper supermarket with drive- thru pharmacy located at 2595 NYS Route 66. The municipal boundary between the Village of Chatham and the Town of Ghent runs through this site. As a result, a small portion of proposed structure lies within the Village of Chatham, NY and the majority of the site is located in Town of Ghent, NY. The Village of Chatham portion also lies within the Village of Chatham Sewer District.

Recommendation: Approval

Comments:

The CCPB finds that this proposed action will have county-wide or intercommunity impacts associated with it, and recommends that the Village of Chatham Planning Board approve the proposed site plan. A recommendation of Approval was also rendered by the CCPB for referrals received from the Town of Ghent Planning Board and the Town of Ghent Zoning Board of Appeals. This recommendation of Approval is based on the following considerations set forth in NYSGML Section 239 (1):

(a) compatibility of various land uses with one another;

(b) traffic generating characteristics of various land uses in relation to the effect of such traffic on other land uses and to the adequacy of existing and proposed thoroughfare facilities;

(d) protection of community character as regards to predominant land uses, population density, and the relation between residential and nonresidential areas;

(e) drainage;

(f) community facilities;

(g) official municipal and county development policies, as may be expressed through comprehensive plans, capital programs or regulatory measures; and

(h) such other matters as may relate to the public convenience, to governmental efficiency, and to the achieving and maintaining of a satisfactory community environment.

The municipal boundary between the Village of Chatham and the Town of Ghent runs through this property which necessitates review and approval from both municipalities. Pursuant to the New York State Environmental Quality Review Act (SEQRA) Coordinated Review Process, the Town of Ghent Planning Board was designated

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as Lead Agency and found that no significant adverse environmental impacts would result from this project, and thereby issued a Negative Declaration. The CCPB notes that the Town of Ghent completed review of this proposal and that the Town of Ghent Planning Board granted site plan approval and subdivision approval and the Town of Ghent Zoning Board of Appeals granted the variances requested by the applicant.

(a) compatibility of various land uses with one another;

A portion of the proposed project area is located in the Village of Chatham; however it is primarily within the Town of Ghent. The zoning district in the Village of Chatham is Commercial (C-3), and Commercial Industrial (CI) in the Town of Ghent. The proposed retail use is a permitted use subject to site plan review, in the C-3 Zoning in the Village of Chatham as well as in the CI Zoning District in the Town of Ghent.

Commercial uses are established on the parcels adjacent to this site and include Fairpoint Communications offices, and the Chatham Plaza, a commercial retail strip development. The Chatham Plaza is wholly within the limits of the Village of Chatham, and is the current location of Price Chopper. Also within the immediate environs the following commercial uses may be found: Agway, Chatham Auto Parts, Bank of Greene County, K-9 Clippers and an automotive repair station. Highpoint, a multi-family residential apartment complex for senior citizens, is to the northwest of the site.

(b) traffic generating characteristics of various land uses in relation to the effect of such traffic on other land uses and to the adequacy of existing and proposed thoroughfare facilities;

The proposed site access off NYS Route 66 is located wholly within the Town of Ghent. The applicant provided the following in relation to traffic generating characteristic of the proposed development: Traffic Impact Study Price Chopper Town of Ghent, New York (Dec 2009); Supplemental Traffic Study (August 9, 2011); and, Traffic Supplemental Assessment (August 23, 2011) (Creighton Manning Engineering LLP). The Town of Ghent Planning Board granted site plan approval contingent upon the applicant complying with all requirements of any permits and approvals granted by the New York State Department of Transportation related to ingress and egress to and from this site onto Route 66. The CCPB notes that the applicant has initiated the process of securing the necessary permits and approvals from NYSDOT related to the proposed access off NYS Route 66.

An emergency access drive to the adjacent Fairpoint Communications property parcel to the south will require an easement and is a condition of site plan approval by Town of Ghent Planning Board. This access will also be used during construction.

The applicant will consent to a future connection drive to adjacent Chatham Plaza provided the owner is amenable to the access. However, the consent of a third party would also need to be procured for right-of-way over the property separating the two parcels. The CCPB notes that this is not obtainable at this time.

(d) protection of community character as regards predominant land uses, population density, and the relation between residential and nonresidential areas;

The proposed site is currently an undeveloped area of the Fairpoint Communications site. The subdivision approval was obtained from the Town of Ghent Planning Board to subdivide this portion of the parcel from the Fairpoint Communications parcel.

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The site is surrounded primarily by commercial uses, with the exception of Highpointe, a multifamily residential senior housing development to the northwest. This is a commercial use, which is permitted by right, and will not result in a change in the population density.

The proposed landscaping will provide visual interest and screening through the use of coniferous plantings along the western side and a landscaped berm along the northern property line. The fenestration, architectural features, and the screening walls have been designed to minimize the visual impact, in particular for the rear of the structure which faces the Village of Chatham.

(e) drainage;

The applicant has prepared a Stormwater Pollution and Prevention Plan (SWPPP) as required for construction projects that will involve soil disturbance of one or more acres. This project must comply with the requirements of the General Permit for Stormwater Discharges from Construction Activity, GP-0-10-001. The proposed stormwater management plan includes a detention pond on adjacent lands of Fairpoint Communications for which an easement is required. The site contains wetlands under the jurisdiction of both NYSDEC as well as United States Army Corps of Engineers (USACE). A wetland mitigation plan is proposed and an USACE Nationwide Permit has been obtained.

As a condition of the site plan approval from the Town of Ghent Planning Board, the applicant must comply with all requirements of the NYSDEC and USACE and provide proof that compliance has been met.

(f) community facilities;

The parcel is partially located within the Village of Chatham sewer district. The development includes a proposed connection to the Village of Chatham municipal water and sewer systems, which is subject to approval by the Village of Chatham Board of Trustees. The Village of Chatham and the applicant are working together to accomplish these connections. In addition the coordination between the Village of Chatham and the Town of Ghent, for the connections to the Village municipal water and sewer systems may reflect intermunicipal cooperation.

(g) official municipal and county development policies, as may be expressed through comprehensive plans, capital programs or regulatory measures; and

The proposed development is located in Commercial zoning districts in both the Village of Chatham and the Town of Ghent and a retail supermarket is a permitted use within both. In addition, the project is consistent with Columbia County economic development policies in terms of expanding existing businesses, job retention and creation of new employment opportunities. It is estimated that 100 construction jobs will be created and 35 new permanent positions will be gained post construction which is a positive economic impact. This business expansion will also increase the tax base.

(h) such other matters as may relate to the public convenience, to governmental efficiency, and to the achieving and maintaining of a satisfactory community environment.

The proposed development is the expansion of an established business, in close proximity to its existing location. The proposed location will result in the continuation of retail services in a proven marketplace, adding potential for business expansion. The shoppers currently attracted to the existing Price Chopper supermarket may avail

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themselves of additional services and products in the proposed larger store. This in turn may serve to attract new business to the area as well.

The municipal boundary runs through the rear of the structure. Coordination of site and buildings inspections and enforcement will require coordination between the two municipalities.

The applicant will provide an easement to New York State Office of Parks Recreation and Historic Preservation for a pedestrian walk way to accommodate future rail trail along NYS Route 66.

Motion: John V. Florio, Jr. Second: Deborah Shakotko

Vote: #12-048

REGION	MEMBER	AYE	NAY	ABST.	NOT PRESENT
1	Cheryl Gilbert	X			
2	Timothy Stalker	X			
3	Deborah Shakotko	X			
4	John V. Florio, Jr.	X			
5	Arthur Koweek	X			
6	Larry Saulpaugh	X			
7	Alice Platt	X			
8	Steve J. Savarese				X
At Large	George Super	X			
	TOTAL	8	0	0	1

EXEMPT ACTIONS - proposed actions exempt from mandatory referral NYSGML §239-m.3. (c) - NA

OLD BUSINESS

CCPB NOMINATIONS

Resolutions reappointing members Cheryl Gilbert and Timothy Stalker were adopted at the November 2012 meeting of the Board of Supervisors. The At-Large seat currently held by George Super also expires 31 December 2012 and a nomination has yet to be received for that seat. Mr. Super is interested in reappointment.

NYSDOS TRAINING:

Patrice Perry stated that the 1 November 2012 land use training sessions held in cooperation with NYSDOS and Greene County were filled to capacity with a waiting list. The sessions were held at Columbia Greene Community College from 5:00 pm to 9:00 pm and the topics presented were: 1. Zoning Board of Appeals Overview and 2. Site Plan Review.

NEW BUSINESS – N/A

ADJOURNMENT

Chairman Stalker adjourned the meeting at 7:45PM. The next scheduled meeting is

Tuesday

18 December 2012, 6:30 PM

1st Floor Committee Room, Columbia County Offices 401 State St, Hudson, NY