



# Columbia County, New York Planning Board

## Meeting Minutes – 17 September 2013

### Members Present

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

### Staff Present

Patrice O. Perry, *Senior Planner*

### Guests

None

### Members absent-Notified

Steve J. Savarese  
 Deborah Shakotko

### 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 20 August 2013 meeting minutes. Alice Platt motioned to approve. George Super seconded. Vote: All in favor.

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

#### 1. #13-037– Town of Greenport Planning Board

James Romanchuk/Alight Center Inc., Site Plan Review

The proposed action is the expansion of an existing medical/office which serves as a pregnancy resource center. The expansion includes the removal of an existing shed building and construction of an addition. The existing business is located at 192 US Route 9 in the Town of Greenport, NY.

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

Comments: John V. Florio, Jr. abstained from discussion and vote as he serves as Town of Greenport Code Enforcement Officer.

Motion: Arthur Koweek Second: Alice Platt

Vote: #13-037

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			
	<b>TOTAL</b>	<b>6</b>	<b>0</b>	<b>1</b>	<b>2</b>

#### 2. #13-038– Town of Claverack Planning Board

Village Dodge Dealership, Inc, Site Plan Review

The proposed action is the modification of a previously approved site plan and includes enclosure of an existing carport; addition of a partial second floor; façade improvements; interior space reconfiguration and addition of doors. The site is located at 819 NYS Route 66 in the Town of Claverack, NY.

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Recommendation: no apparent significant county-wide or intercommunity impacts

Comments:

1. Site Plan Modification: The proposed improvements to the Village Dodge Dealership seem to indicate that the business continues to grow and develop in order to meet the changing requirements of dealership operations, customer service and market demands. The CCPB notes that the Village Dodge Dealership is a longstanding business in Columbia County that has been in operation for many years. The CCPB recognizes the value that this award winning local business has to the economy of Columbia County.

Motion: John V. Florio, Jr. Second: Larry Saulpaugh

**Vote: #13-038**

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			
	<b>TOTAL</b>	<b>7</b>	<b>0</b>	<b>0</b>	<b>2</b>

**3. #13-039 – City of Hudson Planning Commission**

Galvan Initiatives Foundation -- Special Exception Permit, Site Plan Review

The proposed action is to convert an existing structure in order to establish a community center which will house the Hudson Area Library, Hudson Senior Center, Hudson River Health Care Center and a community meeting space. The structure is a decommissioned armory and is currently vacant. The facility has direct access from Fifth, Short and State Streets with an address of 51 North Fifth Street, Hudson, NY.

Recommendation: Approval

The CCPB finds that this proposed action, the establishment of the Hudson Area Library in a community center will likely result in significant county-wide and intercommunity impacts. The recommendation of Approval is based on the following considerations set forth in NYSGML Section 239 (l):

*(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 redevelopment of this structure will result in the creation of a civic space which will attract a wide range of people. The proposed senior center will benefit the growing senior population residing in the area by providing space for events and activities. The library offers programs for children, teens, adults, as well as English as a second language.

The primary occupant of the community center is the Hudson Area Library, which was established over 50 years ago. The library is chartered to serve the City of Hudson, and the Towns of Greenport and Stockport. It is a member of the Mid-Hudson Library System, which serves Columbia, Dutchess, Greene, Putnam and Ulster

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Counties. The new library is designed to have adequate space; state of the art technology and enhanced public amenities. This will allow programs to continue and expand, and may enhance the educational and community role of the current library.

The adaptive reuse and proposed improvements of the existing structure are positive, and the CCPB supports the decision of the Hudson Preservation Commission to grant a Certificate of Appropriateness. The new library site is in close proximity to the existing one, and therefore the library will continue to maintain a presence in the neighborhood where it was originally established. The CCPB finds that the renovation of the armory will have a positive impact on the neighborhood. Therefore, the CCPB recommends that the City of Hudson Planning Commission grant the special exception use permit and approve the site plan.

The CCPB may make informal comments to the referring body on the proposed action with any of the recommendations.

**Comment:**

1. **Signage:** The drawings illustrate a “Hudson Area Library” sign over the entrance. The CCPB suggests that information be provided for any proposed signage for the other uses, and that the location(s) be delineated on the site plan.

**Motion:** Arthur Koweek **Second:** John V. Florio, Jr.

**Vote: #13-039**

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			
	<b>TOTAL</b>	<b>7</b>	<b>0</b>	<b>0</b>	<b>2</b>

**EXEMPT ACTIONS** - proposed actions exempt from mandatory referral NYSGL §239-m.3. (c) – none submitted

**OLD BUSINESS** none

**NEW BUSINESS**

1. **Membership:** Chairman Stalker stated that he had spoken with Chairman of the Columbia County Board of Supervisors, Patrick Grattan regarding the At Large Member nomination. Chairman Grattan nominated George Super to the seat. Patrice Perry will coordinate the resolution request for County Government Committee.

The terms of Arthur Koweek, Alice Platt, and Larry Saulpaugh expire on 31 December 2013. All are interested in reappointment. Patrice Perry will forward the memos to the Region 5, 6 and 7 Supervisors requesting nominations.

2. **Training:** New York State Department of State Land Use Training Specialists will conduct training sessions on Monday 7 October 2013, 5:00 pm to 9:00 pm at Columbia Greene Community College, Room

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#202. The topics are *Stormwater for Local Review Boards*, and *SEQR: New EAF's*. Greene County Economic Development Tourism and Planning, and Greene County Planning Board are partnering with Columbia County Planning and Economic Development and the CCPB to host the sessions. There is no fee to attend. Certificates of Attendance will be available for municipal board members to complete. Attendees may use the certificates as documentation of attending the training session, and may choose to submit to their respective municipalities to meet the mandatory annual training.

### **ADJOURNMENT**

Chairman Stalker adjourned the meeting at 7:20 PM. The next scheduled meeting is

***Tuesday, 15 October 2013, 6:30 PM***

***1st Floor Committee Room, Columbia County Offices***

***401 State St, Hudson, NY***