



Columbia County, New York  
**Planning Board**

**Meeting Minutes – 15 April 2014**

**Members Present**

John V. Florio, Jr.  
 Alice Platt  
 Larry Saulpaugh  
 Steve J. Savarese  
 Deborah Shakotko  
 Timothy Stalker, *Chair*  
 George Super

**Staff Present**

Patrice O. Perry, *Senior Planner*

**Guests**

Mary Beth Boruta

**Members absent-Notified**

Cheryl Gilbert  
 Arthur Koweek, *Vice - Chair*

**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 18 March 2014 meeting minutes. Deborah Shakotko stated that the voting record for referral #14-007 needed revision. The record should reflect that Alice Platt was present and Steve Savarese was absent. Patrice Perry noted the error and stated the minutes would be revised and corrected copies distributed. Deborah Shakotko motioned to approve the minutes with the revision. George Super seconded. Vote: All in favor.

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

**1. #14-014– Town of Greenport Planning Board**

John Ng/Sustainable Seafood of Hudson LLC – Site Plan Review

The proposed action is for improvements to the drainage system, relocation of a stormwater detention pond, and driveway improvements. The site is located at 4269 US Route 9 in the Town of Greenport, NY.

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

Comment: None

Motion: Alice Platt Second: Deborah Shakotko

**Vote: #14-014**

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. #14-015– Town of Kinderhook Planning Board**

Jet's Auto Body, Site Plan Review

The proposed action is the establishment of an automotive repair/ body shop and includes used car sales/rentals in an existing structure previously occupied by Kinderhook Toyota. The site is located on 2532 NYS Route 9H in the Town of Kinderhook, NY.

Recommendation: no significant county-wide or intercommunity impacts associated with it

Comments:

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1. Access: The CCPB suggests that the applicant contact New York State Department of Transportation (NYSDOT) regarding any necessary improvements to the existing access off NYS Route 9H.
2. Automotive use: The CCPB suggests that the applicant provide information regarding compliance with the environmental laws and regulations pertaining to various components of auto body repair shops as regulated by New York State Department for Environmental Conservation (NYSDEC). This may include filing of an *Environmental Report Form for Auto Body Shops*.
3. Parking: The CCPB notes the applicant will need to comply with American with Disabilities Act (ADA) requirements for parking.

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

**Vote: #14-015**

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. #14-016– Town of Livingston Planning Board**

Apple Barn Farm LLC - Special Permit, Site Plan Review

The proposed action is the establishment of a commercial events venue. The site is located off County Route 10 near the intersection with County Route 31 (Blue Hill Road) in the Town of Livingston, NY.

Recommendation: no significant county-wide or intercommunity impacts associated with it

Comments:

1. Emergency Access: The CCPB suggests that the route for emergency access vehicles be delineated on the site plan.
2. Fire Suppression: The CCPB suggests that the location of the proposed dry hydrant be delineated on the site plan.
3. Parking: The CCPB notes that the applicant will need to comply with American with Disabilities Act (ADA) requirements for parking.

Motion: John V. Florio, Jr. Second: Alice Platt

**Vote: #14-016**

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>

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**4. #14-017- Town of Ghent and Town of Claverack Planning Boards and Zoning Boards of Appeals**

Ginsberg's Foods – Site Plan Review, Special Use/Exception Permit and Area Variance

The proposed action is the construction of a wholesale food distribution use with warehouse, sales room, offices and maintenance building. The site is located on the south side of NYS Route 66, east of the intersection of NYS Routes 9H and 66. The municipal boundary between the Towns of Ghent and Claverack runs through the property. As such this project is undergoing a joint review by the Towns of Ghent and Claverack.

Recommendation: APPROVAL

Comments:

The CCPB finds that this proposed action will likely result in positive county-wide or intercommunity impacts. The basis for this recommendation are the following considerations set forth in New York State General Municipal Law (NYSGL), Article 12B § 239-1. Coordination of certain municipal zoning and planning actions; legislative intent and policy:

*(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;*

*(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 proposed commercial development is an expansion of an existing business, well established in the community. The business began over 100 years ago as a small neighborhood grocery store, and has grown to become a regionally recognized food service distributor with a multi-state territory. This expansion will allow the company to continue to develop its facility in order to meet the demands of its increasing customer base.

The retention and expansion of an existing business, and the creation of new jobs, is consistent with Columbia County economic development policies. The construction of the new Ginsberg's Food facility will result in the creation of employment opportunities both during and post construction. It is anticipated that fifty (50) new jobs will be created as a result of this expansion. The CCPB finds that this proposed development will have a positive impact to the Towns of Claverack and Ghent, and Columbia County as a whole in terms of economic development.

The location of the proposed new development, is adjacent to the Columbia County Gerald Simons Commerce Park, and is zoned for commercial use in both Towns. Existing commercial and institutional uses are established in the immediate area. The proposed site is in close proximity to the existing Ginsberg's Foods facility and as a result will not result in negative impacts to the traffic conditions in the vicinity. The intersections analyzed as part of the traffic study will continue to operate at acceptable Levels of Service (LOS) and site distance standards meet the recommended highway design standards.

The CCPB recommends that the Town of Ghent and Town Claverack Planning Boards grant approval of the site plan and issue the required special use/exception permits, and that the area variance is granted by the Town of Ghent and Town Claverack Zoning Board of Appeals, provided that the applicant secures all necessary state and county approvals and permits

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Motion: Alice Platt Second: Steve Savarese

**Vote: #14-017**

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 **NYSGML §239-m.3. (c)** Town of Chatham Zoning Board of Appeals, Pujol and Tarr with Jackson Boundary Line Adjustment, Area variance

*7. Any area variance required for the creation of an undersized parcel via the sub-division process, providing the Health Department has approved the on-lot well and septic system location.*

**OLD BUSINESS**

**1. New York Planning Federation (NYPF):** The NYPF Annual Conference was held on March 30<sup>th</sup> – April 1<sup>st</sup>, 2014 at the Gideon Putnam Resort, Saratoga Springs, NY. CCPB members Deborah Shakotko, Tim Stalker, Arthur Koweek, Larry Saulpaugh, George Super, Alice Platt, and staff member Patrice Perry attended. The conference sessions were well presented, very informative and provided valuable information for CCPB members to reference when reviewing municipal referrals and crafting recommendations. CCPB members obtained mandatory annual training in accordance with the state continuing education requirements for county planning board members.

Chairman Tim Stalker stated that the Conference was well attended, and municipal boards from across New York State sent representatives. Chairman Stalker serves as the Second Vice President of the Executive Committee of the NYPF Board of Directs and Vice-Chairman Koweek is past President of the NYPF Board of Directors.

The 2015 conference will be held at The Sagamore in Bolton Landing.

**NEW BUSINESS –**

**1. Land Use Training:** Patrice Perry stated that she is working with Greene County to coordinate a training session which will be conducted by Land Use Training Specialist from the New York State Department of State. The date is May 28, 2014 with topics of: Greene County Economic Development, Tourism & Planning, and Columbia County Planning/Economic Development

**Session I: Intermunicipal Planning**

4:00 to 5:00 pm

**Session II: Locally Unwanted Land Use Regulation**

5:15 to 6:45 pm

**Session III: Downtown Revitalization**

7:00 to 8:30 pm

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Patrice Perry sent out e-mail announcements. The sessions will be conducted at the Greene County at the Emergency Management Training Center 25 Volunteer Drive, Cairo.  
(For directions, go to [www.mapquest.com](http://www.mapquest.com) and enter 25 Volunteer Drive, Cairo, NY)

2. **Training Logs:** Patrice Perry distributed 2013 and 2014 Training Record forms and members will complete and return. This record is held on file as certification that CCPB members obtained the mandatory four (4) hour annual training requirements.

### **ADJOURNMENT**

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

***Tuesday, 20 May 2014, 6:30 PM***

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

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