

TOWN OF EAST GREENBUSH PLANNING BOARD

TOWN HALL, 225 COLUMBIA TURNPIKE, RENNELAER, NY 12144 (518)477-2005 FAX (518)477-2386

MEMORANDUM

PLANNING BOARD MEETING AGENDA MAY 11, 2016

7:00PM CALL TO ORDER/DETERMINATION OF QUORUM/STAFF COMMENTS

PUBLIC HEARINGS:

7:05 PM Chesser-Craver/Best Road - Minor 2-lot Subdivision

OLD BUSINESS:

- (16-02) Fairfield Inn -124 Troy Road-Minor Site Plan Modification-Portico
Review for Negative Declaration and possible Final Approval
- (15-20) Regeneron-Mill Creek/Tempel Lane/3rd Ave-Major Site Plan- Discussion of
Building Renderings, Traffic & Parking Lot Design

NEW BUSINESS:

- (16-03) Phantom Fireworks:179 Troy Road-Minor Site Plan Modification- Temp Tent Sale-
Review for Negative Declaration and Final Approval-tentative
- (16-03a) Phantom Fireworks:570 Columbia Turnpike-Minor Site Plan Modification- Temp Tent
Sale-Review for Negative Declaration and Final Approval-tentative
- (16-04) NYISO-6 Krey Boulevard-Site Plan Modification & Lot Line Adjustment-Review for
acceptance of sketch plan and declare intent to seek lead agency

REFERRALS-REPORTS & RECOMMENDATIONS:

- ZBA Appeal #2016-08 Friendly's-9 Troy Road-Use Variance-Construction of a drive thru to the
existing restaurant-report by Mike Bottillo
- ZBA Appeal #2016-09 Moscatiello-550 3rd Avenue Extension-Use Variance-Conversion of an
existing building into a multi-family (3 units or more) dwelling-Applicant Withdrew Application

NEW ZBA REFERRALS:

- ZBA Appeal #2016-10 Tibbits-24 Linden Avenue-Use Variance-Construction of a two family
dwelling
- ZBA Appeal #2016-11 Rapp-2 Hillview Avenue-Use Variance-operation of a storage/wholesale
granite business

REVIEW & APPROVAL OF MEETING MINUTES:

March 23, 2016 & April 13, 2016 meeting minutes

TOWN OF EAST GREENBUSH PLANNING BOARD

TOWN HALL, 225 COLUMBIA TURNPIKE, RENSSELAER, NY 12144 (518)694-4011 FAX (518)477-2386

MEMORANDUM

**LEGAL NOTICE
CHESSE
MINOR 2-LOT SUBDIVISION
CRAVER ROAD/BEST ROAD
PLANNING BOARD
TOWN OF EAST GREENBUSH**

The Town of East Greenbush Planning Board shall conduct a Public Hearing pursuant to Section 276 of the Town Law and the Town's Land Subdivision Regulations on the application of Annette Chesser for a Minor 2- Lot Subdivision called the "Chesser 2-lot Minor Subdivision". Lot 1 consists of 2.12+/- acres and has an existing house and barn on it. Lot 2 consists of 12.93+/- acres and has an existing house on it, the remaining lands. The property is located in the R-OS Residential Open Space Zoning District , Tax Map # 157.-2-26. Said Public Hearing will be held on Wednesday, May 11, 2016 at 7:05 PM at the East Greenbush Town Hall, 225 Columbia Turnpike, East Greenbush, NY.

At the above time and place, all interested parties will be given an opportunity to be heard.

By order of the Planning Board

Matt Mastin, Chairman

MOTION (16-02) 05/11/16
FAIRFIELD INN
124 TROY ROAD
MINOR SITE PLAN MODIFICATION

The Town of East Greenbush Planning Board hereby issues a Negative Declaration under SEQRA and grants final approval of the proposed minor site plan modification subject to the following condition:

- Satisfying outstanding technical details as determined by the Town's Consulting Engineer and Town Planning Department.

End of Motion

MOTION (16-03)

**179 TROY ROAD
(HEWITS)
MINOR SITE PLAN MODIFICATION
PHANTOM FIREWORKS
(TEMPORARY TENT SALE OF NY LEGAL FIREWORKS)
MAY 11, 2016**

The Town of East Greenbush Planning Board hereby issues a Negative Declaration under SEQRA and grants final approval of the proposed minor site plan modification subject to the following conditions:

1. Tent setup will not occur before June 20, 2016 and shall be removed no later than July 8, 2016.
2. All external signs and advertising not be displayed prior to June 24, 2016 and shall be removed no later than July 6, 2016.
3. The business must be run in full compliance with New York State and Rensselaer County Laws.
4. That the above mentioned modification will be limited to a one-time use for the period of June 20, 2015 to July 8, 2015.
5. That the applicant must consult with the Building Department and complete all applicable permits, including but not limited to signage.

End of Motion

MOTION (16-03a)

**570 COLUMBIA TURNPIKE
(SPARE TIME BOWLING ALLEY)
MINOR SITE PLAN MODIFICATION
PHANTOM FIREWORKS
(TEMPORARY TENT SALE OF NY LEGAL FIREWORKS)
MAY 11, 2016**

The Town of East Greenbush Planning Board hereby issues a Negative Declaration under SEQRA and grants final approval of the proposed minor site plan modification subject to the following conditions:

1. Tent setup will not occur before June 20, 2016 and shall be removed no later than July 8, 2016.
2. All external signs and advertising not be displayed prior to June 24, 2016 and shall be removed no later than July 6, 2016.
3. The business must be run in full compliance with New York State and Rensselaer County Laws.
4. That the above mentioned modification will be limited to a one-time use for the period of June 20, 2015 to July 8, 2015.
5. That the applicant must consult with the Building Department and complete all applicable permits, including but not limited to signage.

End of Motion

MOTION (16-04)
NYISO
6 KREY BOULEVARD
SITE PLAN MODIFICATION
LOT LINE ADJUSTMENT
MAY 11, 2016

MOTION TO ACCEPT SKETCH PLAN & DECLARE
INTENT TO SEEK LEAD AGENCY

The Town of East Greenbush Planning Board hereby declares their intent to seek lead agency and accepts the sketch plan dated May 2, 2016 by Woodward, Connor, Gilles & Selemen for the proposed site plan modification.

The Town of East Greenbush Planning Board hereby declares their intent to seek lead agency and accepts the sketch plan dated April 25, 2016 by Creighton Manning for the proposed lot line adjustment.

End of Motion