

TOWN OF EAST GREENBUSH PLANNING BOARD

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

MEMORANDUM

EAST GREENBUSH PLANNING BOARD MEETING MINUTES October 9, 2013

Members:

Matt Poslinello, Chairman
Don Panton
Judy Condo
Mike Bottillo
Kelly Sambrook

Also Present:

Alison Lovely, Planning Board Secretary
Meghan Webster, Planner
Christine Warren, Planning Board Attorney
Rich Benko, Town Engineer

Alternate Member: Absent

CALL TO ORDER / DETERMINATION OF QUORUM

Chairman Polsinello called the meeting to order and determined that a quorum of six (6) members were present. Matt Mastin & Lew Dubuque were absent.

NEW BUSINESS:

572 THIRD AVE EXT. MINOR SITE PLAN

(13-08a)

Steve Hart of Hart Engineering stated that Third Avenue Partners, LLC is the applicant. There is no new construction proposed. All that exists will be used for the proposed 2,800 square foot restaurant with an outside patio. Forty-five new parking spaces are proposed. The existing lot will be restriped. The restaurant requires approximately 90 parking spaces. They are proposing 117 parking spaces. The minimum required is between 110-130 parking spaces. New landscaping is proposed on the east side where the patio is located. Water and sewer exists on site but will require upgrading. A sprinkler system is required. Stormwater will consist of an underground detention system. Per the project review team the existing sidewalk should stay with the parcel.

MOTION: A motion was made by Chairman Polsinello as follows: **The Town of East Greenbush Planning Board hereby declares their intent to seek lead agency and accepts the sketch plan dated October 7, 2013 by Hart Engineering for the proposed minor site plan.**

Second by Judy Condo & roll called as follows:

M. Polsinello-YES; D. Panton-YES; J. Condo-YES; M. Bottillo-YES; K. Sambrook-YES.

MOTION CARRIED BY A 5-0 VOTE

598 COLUMBIA TURNPIKE-MINOR SITE PLAN MOD

(13-19)

David Ray and John Wright who is the attorney for the project presented the proposal to the Board. The building has been vacant for 11 months. The site is located where the Kentucky Fried Chicken used to be in front of Hannaford on Columbia Turnpike. The proposal is to open a Starbucks. The applicant is remodeling the inside and doing very little to the outside. The drive thru and parking area are to remain as is. The applicant is proposing to add a 250 square foot patio space to the rear of the building. Most of the work that is being done is esthetics.

MOTION: A motion was made by Chairman Polsinello as follows: **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 conditioned upon approval of outstanding technical details as determined by the Town Engineer and Building Inspector.**

Second by Kelly Sambrook & roll called as follows:

M. Polsinello-YES; D. Panton-YES; J. Condo-YES; M. Bottillo-YES; K. Sambrook-YES.

MOTION CARRIED BY A 5-0 VOTE

OLD BUSINESS:

NONE

REFERRALS-REPORTS & RECOMMENDATIONS:

NONE

NEW ZBA REFERRALS

ZBA Appeal #2013-19 – The Sign Studio/Planet Fitness- 609 Columbia Turnpike-
3 Area Variances-Sign – PH on 11/12/13-assigned to Judy Condo

ZBA Appeal #2013-20 – Pezzolla- 500 Columbia Turnpike- Area Variance-Addition – PH on
11/26/13- assigned to Mike Bottillo

ZBA Appeal #2013-21 – Swalhan- 27 Rhode Island Avenue- 2 Area Variances-Garage – PH on
11/26/13 – assigned to Don Panton

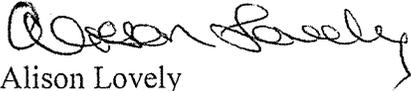
REVIEW AND APPROVAL OF THE SEPTEMBER 11, 2013 MEETING MINTUES

Motion by Chairman Polsinello to table approval of the September 11, 2013 meeting minutes due to a lack of a quorum.

ADJOURMENT

There being no further business before the Board, the meeting was adjourned by Chairman Polsinello. Seconded by Don Panton. Carried by a 5-0 vote.

Respectfully Submitted

A handwritten signature in black ink, appearing to read "Alison Lovely". The signature is fluid and cursive, with a long, sweeping tail on the final letter.

Alison Lovely
Planning Board Secretary