

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
November 13, 2013

Members:

Matt Polsinello, Chairman
Don Pantan
Matt Mastin
Judy Condo
Mike Bottillo
Kelly Sambrook

Also Present:

Nanci Hicks, Acting Planning Board Secretary
Meghan Webster, Planner
Christine Warren, Planning Board Attorney

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. Lew Dubuque was absent.

OLD BUSINESS:

NONE

NEW BUSINESS:

BAYLY-30 COLLINS ROAD-LOT LINE ADJUSTMENT

(13-22)

Dick Tice of Brewer Engineering presented the proposal to the Board on behalf of the applicant Ann Bayly. Mr. Tice stated that the parcel consists of 62 acres and the applicant has a 2 lot subdivision that the Town of Schodack Planning Board approved on 11/4/13. The reason for coming to the East Greenbush Planning Board is for access to two of the parcels through the Town of East Greenbush.

MOTION: A motion was made by Chairman Polsinello as follows: **The Town of East Greenbush Planning Board hereby declares itself Lead Agency and issues a Negative Declaration under SEQRA and grants final approval of the proposed lot line adjustment prepared by John J Dunn, and dated October 30, 2013.**

Second by Don Pantan & roll called as follows:

Roll Called as follows:

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

MOTION CARRIED BY A 6-0 VOTE

MOTION CARRIED BY A 6-0 VOTE

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FIACCO-118 TROY ROAD-MINOR SITE PLAN

(13-23)

Rob Osterhout with Bohler Engineering presented the proposal to the Board on behalf of Mr. Fiacco. The property is located at 118 Troy Road. There currently is an existing building on the site and the proposal is to redevelop that site. The current building would be torn down and a new one would be constructed in the same location. A use variance was granted by the Zoning Board of Appeals for retail use on that site. The zoning of the site is PPB. Parking would still be constructed in the front of the site as it currently exists. They are also looking to improve the site access. There is an existing curb cut which they are looking to keep but they want to improve it by lowering the grades on the entrance in to the site is currently steep. They are also looking at storm water improvements. They are proposing a small storm water area at the rear of the site to collect the roof run off which will exit to a dry well at Route 4. NYSDOT has approved the work to be done. They meet all the zoning requirements for the site. Nine parking spots are proposed, only eight are required. Chairman Polsinello asked what the square foot of the building is. Mr. Osterhout stated that it is 2,975 square feet. Chairman Polsinello asked if there were any plans to connect their access to the SEFCU parcel. Mr. Osterhout stated that there has been no discussion regarding that.

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 proposed sketch plan dated November 8, 2013, prepared by Bohler Engineering for the proposed minor site plan.**

Second by Michael Bottillo & roll called as follows:

Roll Called as follows:

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

MOTION CARRIED BY A 6-0 VOTE

CMG CONSTRUCTION-RIDGE ROAD-CUT & FILL PERMIT

(13-21)

This project was informational to the Planning Board and for the Board to decide whether or not they felt like this proposal needed more than just approval from the Building Department. Chris Marchand presented the proposal to the Board. Applicant is looking to bring in some clean fill to a vacant piece of property on Ridge Road. The parcel consists of 60 acres. The applicant just wishes to use a small area that fronts on Ridge Road. The applicant has talked to the Building Department and has applied for a cut and fill permit. Chairman Polsinello stated that he speaks on the Board behalf's that this proposal doesn't require any approvals from the Planning Board and was only a courtesy to the Board and should be handled internally with the Building Department only.

REGENERON-BLDG 85 ADDITION-MAJOR SITE PLAN

(12-11b)

Steve Hart of Hart Engineering presented the proposal to the Board and stated that Jane Radlowski is present from Regneron if the Board has any questions. The proposal is to construct a 4,488 square foot addition to the existing Building 85. The existing building is approximately 260,000 square feet. The addition will be located on the front of the building and will be used for storage. A small breezeway will be constructed to connect the two buildings. Some pavement will need to be ripped up to construct some utilities around the addition. Currently an existing fire line runs where the proposed building will be constructed, also existing sanitary force main, gravity main and storm sewers. The utilities will be rerouted around the proposed addition. The building will be single story and will be used to store ethanol. The height and façade of the proposed addition will match the existing building. A fire line will be the only thing going into the building to service a sprinkler system. A question was raised by the Project Review Team that a fire lane should possibly be constructed closest to the addition and parking moved since flammable material will be stored there. Mr. Hart stated that Mr. Stark from the fire department was looking into that.

MOTION: A motion was made by Chairman Polsinello as follows: **The Town of East Greenbush Planning Board hereby accepts the proposed sketch plan dated November 11, 2013, prepared by Hart Engineering for the proposed site plan.**

Second by Matt Mastin & roll called as follows:

Roll Called as follows:

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

MOTION CARRIED BY A 6-0 VOTE

The Planning Board relinquishes its original motion to declare itself Lead Agency and submits the following:

MOTION: A motion was made by Chairman Polsinello as follows: **The Planning Board hereby recommends the Town of East Greenbush Town Board declare its intent to seek Lead Agency status in connection with a coordinated review and that they determine the proposed project as a Type I Action under SEQRA.**

Second by Matt Mastin & roll called as follows:

Roll Called as follows:

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

MOTION CARRIED BY A 6-0 VOTE

WITBECK/590 COLUMBIA TRPK-LOT LINE ADJUSTMENT

(13-24)

Steve Hart from Hart Engineering presented the proposal to the Board and stated that Tyler Culberson was also present on behalf of the Witbeck family. The proposal is for a lot line adjustment. The parcel is located behind the former Weather Vane restaurant and what is now Storage Solutions which used to be the Club East parcel. The proposal is for a lot line adjustment between two different land owners. The size to be conveyed is approximately 17,700 square feet from each parcel. The question of access was raised. An easement exists to access the parcels. Chairman Polsinello stated that it is actually more of a land swap.

MOTION: A motion was made by Chairman Polsinello as follows: The Town of East Greenbush Planning Board hereby declares itself Lead Agency and issues a Negative Declaration under SEQRA and grants final approval of the proposed lot line adjustment prepared by Hart Engineering, and dated October 30, 2013.

Second by Judy Condo & roll called as follows:

Roll Called as follows:

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

MOTION CARRIED BY A 6-0 VOTE

REFERRALS-REPORTS & RECOMMENDATIONS:

ZBA Appeal #2013-22 – Mabey’s Realty- 515-527 3rd Avenue Ext.- Special Use Permit & Area Variance-Storage Building – report by Kelly Sambrook

Kelly Sambrook met with the Hart Engineering on behalf of the applicant Mabey’s Realty who is seeking a Special Use Permit and an Area Variance for a storage unit of approximately 9,500 square feet. The site is in the OC zone and the applicant has recently acquired land adjacent to their property which has a house on it which would be knocked down in order to building the storage building. It was the only residential house left on their side of the street in that area. Mrs. Sambrook attempted to contact all for residential houses in the immediate area but was successful with only one resident who resides at 520 Third Avenue Ext. The resident’s only concern was whether or not the new structure would create noise in the neighborhood.

Mrs. Sambrook also visited the business immediately adjacent to the proposal and they do not have a problem with it. Mrs. Sambrook recommends that the Zoning Board of Appeal grant the Special Use Permit as long as the proposed unit is consistent in appearance to the other buildings and recommends that the Zoning Board grant the Area Variance conditioned upon adequate landscaping be added in front of the new structure to provide a buffer for neighbors. *See attached memo for further details.

MOTION: A motion was made by Matt Mastin as follows: **The Town of East Greenbush Planning Board hereby recommends that the Zoning Board of Appeals grant the Special Use Permit & Area Variance conditioned that adequate landscaping be added in front of the new structure to provide a buffer for neighbors across the street and create a more aesthetically pleasing environment.**

Second by Mike Bottillo & roll called as follows:

Roll Called as follows:

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

MOTION CARRIED BY A 5-0 VOTE

NEW ZBA REFERRALS

NONE

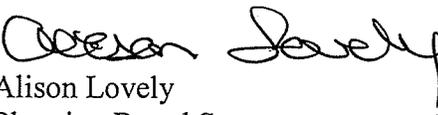
REVIEW AND APPROVAL OF THE OCTOBER 23, 2013 MEETING MINTUES

Motion by Matt Mastin to approve the October 23, 2013 meeting minutes. Seconded by Kelly Sambrook. Matt Polsinello abstained. Motion carried by a 5-0-1.

ADJOURMENT

There being no further business before the Board, the meeting was adjourned by Chairman Polsinello. Seconded by Matt Mastin. Carried by a 6-0 vote.

Respectfully Submitted


Alison Lovely
Planning Board Secretary

Planning Board
Town of East Greenbush
225 Columbia Turnpike
Rensselaer, New York 12144

November 13, 2013

Mabey's Realty of 9 Morris Lane, Clifton Park, is seeking an Area Variance and a Special Use Permit for its property located at Mabey's Moving and Storage, 515-527 Third Avenue Extension, Rensselaer, NY. They wish to build an additional storage unit (approx. 9500 square feet) on the site in the vicinity of the existing storage units, but the OC Zone where they are located does not permit this. A Special Use Permit is required. The land they have acquired and wish to build on currently has a house situated on it, which will be knocked down to build the storage structure. It is the only house on the same side of the street as Mabey's in this neighborhood.

In addition, the Mabey's Moving and Storage site as a whole has only has 22.8% green space, and adding this parcel to its larger area will not increase this percent to the necessary 25% required by the town. Because of this, an Area Variance is also needed if the structure is to be built.

This writer met with Steven Hart from Hart Engineering on November 11, 2013 at the site to review the proposed construction and discuss the project. The proposed storage unit would be built adjacent to currently existing storage units, and there is an existing driveway that will continue to be utilized with the new storage unit. It is this writer's impression that the unit will be of similar size and structure as the other units in keeping with the appearance of the rest of the site.

While this neighborhood does appear to be primarily industrial in nature, there are 4 residential houses across the street from the proposed site. An attempt was made to visit each house in hopes of discussing the project with neighbors, but contact was only successful with one resident, Tina at 520 Third Avenue Extension. Her only concern was whether the new structure would create noise in the neighborhood, but otherwise she is fine with the idea of adding another storage unit. The only other direct neighbor is Pella Windows and Doors at 529 Third Avenue Extension, directly adjacent to Mabey's. This writer visited Pella's business and was told that they do not have a problem with Mabey's building the storage unit.

It is this writer's recommendation that Mabey's request for a Special Use Variance be granted at this time. As long as the unit is consistent in appearance to the other buildings there, it seems that the addition would not compromise the integrity of the area, since the majority of the area is industrial looking. It would not appear to increase noise or traffic in the area, as it will be used for storage, and there appears to be ample parking and existing street access.

It is also this writer's recommendation that Mabey's request for an Area Variance be granted at this time due to the fact that the site was already slightly lacking in green space before this

additional land was acquired. It seems reasonable; however, that Mabey's could plant some pine trees and/or tall shrubs in front of the storage unit, along Third Avenue Extension, as an effort to shield the residential neighbors from an industrial looking building (considering there is currently a residential house on the site). This effort could also be considered as a positive gesture to improve green space since they are just shy of the required 25%. I would recommend granting this Area Variance with the condition that adequate landscaping be added in front of the new structure to provide a buffer for neighbors across the street and create a more aesthetically pleasing environment.

Respectfully Submitted by:

Kelly J. Sambrook
Planning Board Member