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
January 22, 2014

Members:
Matt Polsinello, Chairman
Matt Mastin
Judy Condo
Mike Bottillo
Kelly Sambrook
Paul DiMascio
Ralph Viola

Also Present:
Alison Lovely, Planning Board Secretary
Phil Danaher, Planning Board Attorney

CALL TO ORDER / DETERMINATION OF QUORUM

Chairman Polsinello called the meeting to order and determined that a quorum of seven (7) members were present.

OLD BUSINESS:

REGENERON-BLDG 85-STORAGE ADDITION (12-11b)

Steve Hart of Hart Engineering presented the proposal to the Board. Steve stated that there is an existing 250,000 square foot building and the applicant is proposing a 4,500 square foot addition to the front side of the building for chemical storage, which currently are stored inside the main building. A few utilities had to be relocated. The fire line and sanitary line have already been relocated around the proposed addition. Steve stated that he has worked with the fire department and project review team for changes to the fire access road. Steve stated that 7 or 8 parking spaces were lost and a cut was made on the existing curb to install a fire access lane. Residents on the Sherwood Avenue side of the project are concerned with noise, so some low growing vegetation will be planted.

MOTION: A motion was made by Chairman Polsinello as follows: **The Town of East Greenbush Planning Board recommends that the Town Board issue a Negative Declaration under SEQRA .**

Second by Judy Condo & roll called as follows:

Roll Called as follows:

M. Polsinello-YES; M. Mastin-YES; J. Condo-YES; M. Bottillo-YES; K. Sambrook-YES; P. DiMascio-YES; R. Viola-YES.

MOTION CARRIED BY A 7-0 VOTE

MOTION: A motion was made by Chairman Polsinello as follows: **The Town of East Greenbush Planning Board recommends granting final site plan approval subject to the following conditions;**

- **Satisfying outstanding technical details as determined by the Town's Consulting Engineer and Town Planning Department; and**
- **All remaining fees and escrow are paid to the Town.**

Second by Mike Bottillo & roll called as follows:

Roll Called as follows:

M. Polsinello-YES; M. Mastin-YES; J. Condo-YES; M. Bottillo-YES; K. Sambrook-YES; P. DiMascio-YES; R. Viola-YES.

MOTION CARRIED BY A 7-0 VOTE

NEW BUSINESS:

NAPA AUTO PARTS-300 COLUMBIA TRPK-MAJOR SITE PLAN (14-01)

Steve Hart of Hart Engineering presented the proposal to the Board. Steve Hoff sells cars out of the existing lot. A new building is proposed with 24 spots to sell cars. The applicant is Jonas Ettlinger who owners the land that the Napa and car lot are on. Steve talked about proposing a new curb cut into the site. NYSDOT will be consulted and showed the proposed curb cut. Approval of the curb cut will depend on what NYSDOT and the Planning Board determine. Matt Mastin asked whether or not that parcel is zoned for multiple buildings in the B-2 zoning district. Steve stated he believes it is. Water and sewer need to be looked at. Paul stated that he is concerned with the entrance and exit.

MOTION: A motion was made by Chairman Polsinello as follows: **The Town of East Greenbush Planning Board hereby accepts the proposed sketch plan dated January 13, 2014, prepared by Hart Engineering for the proposed major site plan.**

Second by Matt Mastin & roll called as follows:

Roll Called as follows:

M. Polsinello-YES; M. Mastin-YES; J. Condo-YES; M. Bottillo-YES; K. Sambrook-YES; P. DiMascio-YES; R. Viola-YES.

MOTION CARRIED BY A 7-0 VOTE

NAPA AUTO PARTS-300 COLUMBIA TRPK-MAJOR SITE PLAN-CONT. (14-01)

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 Judy Condo & roll called as follows:

Roll Called as follows:

M. Polsinello-YES; M. Mastin-YES; J. Condo-YES; M. Bottillo-YES; K. Sambrook-YES; P. DiMascio-YES; R. Viola-YES.

MOTION CARRIED BY A 7-0 VOTE

Chairman Polsinello gave an update regarding the Temple Lane/Route 4 proposed subdivision. Matt stated that there is a possibility that some details can be worked out and that an administrative action maybe possible regarding the subdivision. The Town Board approved the subdivision approximately 4 years ago. The project will go through the process as a major site plan, also possibly down the road a couple of lot line adjustments may be proposed.

REFERRALS-REPORTS & RECOMMENDATIONS:

NONE

NEW ZBA REFERRALS

NONE

REVIEW AND APPROVAL OF THE JANUARY 8, 2014 MEETING MINTUES

Motion by Chairman Polsinello to approve the January 8, 2014 meeting minutes. Seconded by Judy Condo. Motion carried by a 6-0-1. Paul DiMascio abstained.

ADJOURMENT

There being no further business before the Board, the meeting was adjourned by Chairman Polsinello. Seconded by Judy Condo. Carried by a 7-0 vote.

Respectfully Submitted

Alison Lovely
Planning Board Secretary