

TOWN OF EAST GREENBUSH PLANNING BOARD

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MEMORANDUM

EAST GREENBUSH PLANNING BOARD
MEETING MINUTES
February 26, 2014

Members:

Matt Polsinello, Chairman
Matt Mastin
Judy Condo
Mike Bottillo
Paul DiMascio
Ralph Viola

Also Present:

Alison Lovely, Planning Board Secretary
George Hoffman, Substitute Planning Board Attorney
Jim Connors, Chazen Companies

CALL TO ORDER / DETERMINATION OF QUORUM

Chairman Polsinello called the meeting to order and determined that a quorum of six (6) members were present. Kelly Sambrook was absent.

OLD BUSINESS:

EG TECH PARK-26 TECH VALLEY DRIVE-MAJOR SITE PLAN

(14-01)

Chairman Polsinello stated that this project is an update only. Steve Hart of Hart Engineering presented the preliminary plans to the Board. Steve stated that also present was Tom Hoffman, Paul & Art Dombrowski, the property owners & Terrance Blake who is the construction manager from BBL. Steve stated that he has received Chazen's updated final comments and are currently addressing them. The addition will cause some parking spaces to be lost but there is a 108 overflow parking lot to utilize and an additional 74 parking spaces if necessary. The addition is 95,000 square feet and is "L" shaped. There is less than an acre of disturbance so no NYSDEC permit is needed. The water connections will be internal to the building. A second grinder pump to an existing 2 ½ inch main will be used for the sanitary sewer. Catch basins will be installed for water runoff from the roof. Ralph stated that they may want to install a pedestrian crosswalk across the road with a sign prior to it for pedestrian safety. Art stated that it's a Town Road and will be put on the plan for approval. Matt Mastin asked if sewer flows were figured out yet. Jim Connors stated that is one of the comments from Chazen. Paul asked if the green space needs adjusting. Steve stated that the Town code requires 25% and they have 31%. Matt Mastin asked if that percentage was from the original PDD. Steve stated that yes; they follow the requirements for the OC zone.

NEW BUSINESS:

INTEGRATED LINER TECHNOLOGIES

(14-04)

This project was tabled at the applicant's request. It will be ready for the March 12, 2014 agenda.

FED-EX-253 TROY ROAD-MINOR SITE PLAN-ADDITION

(09-12B)

Dominic Arico from Boswell Engineering and Steve Hart helping on behalf of Scannell Properties were both present. Dominic stated that the current proposal is for a vehicle maintenance garage, security guard/gateway building. An additional 80 spaces is being added to the plan. Utilities are all inside. Sanitary sewer will be an internal connection and there is no change to the water service. There are no improvements to the storm water plan. The SWPP has been inactive but open. Chairman Polsinello stated that this project received a PDD and original approval and Phase 2 is minor. The alteration to the final site plan has been determined to be less than what was originally approved. Matt Mastin stated that the Planning Board will remain as the lead agency. Ralph commented that it's great that Fed Ex is doing so well.

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 February 18, 2014 by Boswell Engineering for the proposed minor site plan.**

Second by Judy Condo & roll called as follows:

Roll Called as follows:

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

MOTION CARRIED BY A 6-0 VOTE

REFERRALS-REPORTS & RECOMMENDATIONS:

ZBA Appeal #2014-01-Hertzel-10 Bruen Court-Special Use Permit-reopening of assisted living facility "White House Adult Home"-Application Withdrawn

ZBA Appeal #2014-02-Jarvis-799 Ridge Road-Special Use Permit-In Law Apartment-report by Mike Bottillo

Mike stated that he visited 799 Ridge Road and spoke with the applicant's representative Shawn Hamlin. The Jarvis's want to construct a 26' x 26' addition (in-law) apartment for himself and his wife and let his daughter and family move into the existing structure as it's too much for them to take care of anymore. Mike stated that there is plenty of room and that they have no neighbors within a quarter mile in either direction. He recommends that the Zoning Board of Appeals grant the Special Use Permit with the condition that it is never converted to rental property. *See attached report for details.

MOTION: A motion was made by Mike Bottillo as follows: The Town of East Greenbush Planning Board hereby recommends that the Zoning Board of Appeals grant the Special Use Permit conditioned upon that the in law apartment is never converted to rental property.

Second by Matt Mastin & roll called as follows:

Roll Called as follows:

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

MOTION CARRIED BY A 6-0 VOTE

NEW ZBA REFERRALS:

ZBA Appeal #2014-03-Monuteaux-1429 Red Mill Road-2 Area Variances-Garage-assigned to Judy Condo

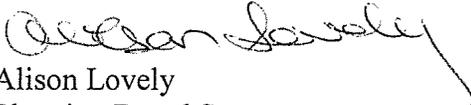
REVIEW AND APPROVAL OF THE FEBRUARY 12, 2014 MEETING MINTUES

Motion by Chairman Polsinello to approve the February 12, 2014 meeting minutes. Seconded by Mike Bottillo. Motion carried by a 6-0.

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

2/25/2014

Zoning Board referral for 799 RIDGE ROAD

On February I visited 799 Ridge Road , home of William Jarvis, who wants to build in-law apartment, a 26 x 26 addition. The residents is currently in a R-B zoning district, that restricts the in-law apartment. I meet with Shawn Hamlin who has permission to represent Mr. Jarvis. Mr. Hamlin stated the Jarvis's wants to add a in-law apartment for themselves and have his daughter and her family move to the current structure. The Jarvis's can no longer maintain the property themselves due to the age and health reasons. They will take current back porch off what is attached to the current structure and construct the addition to the back of the house. There is a side porch also which will have an entrance into the in-law apartment. They have plenty of room on the 2 sides and back of the, so there is no variance issues with property lines.

The Jarvis's have no neighbors within a quarter mile in either direction, the closest Structure to their home is the East Greenbush Transfer Station.

I am going to make a positive recommendation on the Jarvis in-law apartment , with the restriction that it is not convert to rental property in the future and ask the Zoning Board to approve a Special Use Permit.

Michael Bottillo

A handwritten signature in black ink that reads "Michael Bottillo". The signature is written in a cursive style with a large initial "M" and "B".