

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

April 9, 2014

Members:

Matt Polsinello, Chairman
Judy Condo
Mike Bottillo
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 five (5) members were present. Matt Mastin & Kelly Sambrook were absent.

OLD BUSINESS:

VISIONS HOTEL-TEMPEL LANE/RTE.4-PROPOSED HOTEL-MAJOR SITE PLAN (13-20)

Eric Redding & Steve Boisvert from Bergmann Associates were both present. Eric stated that they are looking for a recommendation for final site plan approval. They have submitted the revised plans and the SWPP report. Eric stated that there is a striped pedestrian lane along the connection road. There is significant landscaping around the proposed Hampton Inn. The road thru the site to Tempel Lane will be constructed to Town standards. They are finishing up technical comments regarding storm water. Jim Connors stated that Chazen only has minor additional concerns; NYSDOT has provided a letter with the changes they want to be integrated into the design.

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 Mike Bottillo & roll called as follows:

Roll Called as follows:

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

MOTION CARRIED BY A 5-0 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;**
- **Visions Hotels LLC (East Greenbush Lodging Associates LLC) has requested that they be allowed to discharge their waste water generated by the hotel into the Couse Sewer District's collection and conveyance system. As a condition of approval, if property owners located within the Couse Sewer District request connection to the Couse Sewer District's system, and the capacity of the Couse Sewer District's system is not capable of handling the flow from the approved hotel and the proposed new project(s) in the Couse Sewer District, Visions Hotels will pay for its proportionate share (based on projected average daily flow), as between the two project(s) of the cost required to upgrade the Couse Sewer District system to allow the new project(s) within the Couse Sewer District to utilize the same system at no cost to the Town. The foregoing notwithstanding, if and when improvements to the Couse Sewer District are required, the total maximum amount required to be contributed by Visions Hotels LLC will be \$25,000. This condition will remain in effect until such time that the Tempel Farm waste water collection and conveyance system is approved and connected to the Third Avenue Sewer District waste water collection and conveyance system. At such time, Visions Hotels LLC will terminate its connection to the Couse Sewer System and connect to the Third Avenue Sewer District system, at which point this condition shall be deemed void and of no further effect and**
- **All remaining fees and escrow are paid to the Town.**

Second by Judy Condo & roll called as follows:

Roll Called as follows:

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

MOTION CARRIED BY A 5-0 VOTE

WAINSCHAF-589 3rd AVENUE EXTENSION-MINOR SITE PLAN

(14-03)

Josh Wainman was present and stated that he has a revised sketch plan showing the ground mounted solar panels & roof mounted panels and the proposed sign location & sidewalks. There was a question regarding the 2nd curb cut which NYSDOT stated can remain as long as it's paved. The proposed sign will be located where the existing one is currently. Judy Condo asked if any trees on the site would be cut. Josh stated that no there won't be. Ralph stated that there are a lot of solar panels. Josh stated that they will service the entire building but that they will not provide power to the entire building.

MOTION: A motion was made by Chairman Polsinello as follows: **The Town of East Greenbush Planning Board hereby accepts the revised sketch plan dated April 8, 2014 by 3T Architects for the proposed minor site plan.**

Second by Mike Bottillo & roll called as follows:

Roll Called as follows:

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

MOTION CARRIED BY A 5-0 VOTE

MOTION: A motion was made by Chairman Polsinello as follows: **The Town Planning Board, Project Review Team and Planning Board's Designated Engineer have taken a "hard look" at the potential environmental impacts of this project by carefully considering and reviewing the Short Environmental Assessment Form, considering all the Applicant's proposed mitigation measures as they relate to environmental issues and more particularly to traffic, fire and rescue and MS-4 storm water detention and hereby issues a Negative Declaration under SEQRA.**

Second by Mike Bottillo & roll called as follows:

Roll Called as follows:

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

MOTION CARRIED BY A 5-0 VOTE

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

- **Satisfying outstanding technical details as determined by the Town**
- **All remaining fees be paid and escrow provided to the Town.**

Second by Judy Condo & roll called as follows:

Roll Called as follows:

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

MOTION CARRIED BY A 5-0 VOTE

NEW BUSINESS:

NONE

REFERRALS-REPORTS & RECOMMENDATIONS:

NONE

NEW ZBA REFERRALS:

ZBA Appeal #2014-04-Mosher-39 Janine Drive-Area Variance-In ground pool in front yard-assigned to Mike Bottillo

ZBA Appeal #2014-05-Stewart's Shop-326 Columbia Turnpike-Area Variance- Gas Canopy-assigned to Ralph Viola with assistance from Judy Condo

REVIEW AND APPROVAL OF THE MARCH 12, 2014 MEETING MINTUES

Motion by Chairman Polsinello to approve the March 12, 2014 meeting minutes. Seconded by Judy Condo. Motion carried by a 5-0.

ADJOURMENT

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

Respectfully Submitted



Alison Lovely
Planning Board Secretary