

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 May 28, 2014

Members:

Matt Polsinello, Chairman
Judy Condo
Mike Bottillo
Ralph Viola
Kelly Sambrook

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 and Paul DiMascio were both absent.

OLD BUSINESS:

QUADRINI – MINOR 3-LOT SUBDIVISION

(09-16)

Chairman Polsinello stated that this project is back before the Board to review the original approval. Apparently the originally signed subdivision maps were never filed with Rensselaer County. Phil Danaher stated the Board has two choices. If it's determined that no significant changes were made to the map then the Board can authorize the Chairman to resign the maps, or the Board can decide to have the applicant come back in and discuss the issue with the Board. Chairman Polsinello read the original legal notice and stated that there have been no changes to the originally signed map.

MOTION: A motion was made by Judy Condo as follows: **The Town of East Greenbush Planning Board hereby resolves that they have reviewed the issue of the resigning of the Quadrini minor 3-lot subdivision final plat and that based on all the facts and circumstances presented to the Board, it would appear that the resigning is appropriate at this time and therefore it is hereby resolved by the East Greenbush Planning Board that the Chairperson of the East Greenbush Planning Board is hereby authorized to resign the Quadrini minor 3-lot subdivision,**

Second by Ralph Viola & roll called as follows:

Roll Called as follows:

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

MOTION CARRIED BY A 5-0 VOTE

NEW BUSINESS:

RECOVERY ROOM SPORTS GRILL

(14-07)

Eric Redding from Bergmann Associates presented the proposal to the Board. He stated that the proposal is to construct a 7,400 square foot restaurant with will have 231 seats and includes an outside patio area in the Rensselaer County Plaza. The regal movie theatre is located directly behind where the restaurant is proposed. The restaurant will be constructed on the existing parking lot. There will be less than 1 acre of disturbance. The drainage will be directed to the back left corner of the site. The water and sewer connections are adequate. The parking meets all of the requirements. Walmart has agreed to share some of their parking with them. The number of parking spaces has decreased from between 40-50 spaces. Eric stated that 74 parking spaces are required for a restaurant. Crosswalks and stripping will be provided for pedestrians. The access to the site will be from off of Route 4. They will have to go into the hill a bit but no retaining wall will be necessary. The outside seating area will face Route 4. Signage will be added to the existing monument sign at the entrance to the site. There will also be a sign on the building. There was a question about the roof top elements and if they would be screened. There was also a question on a sidewalk being constructed on Route 4 to connect the Fed Ex site with Third Avenue.

MOTION: A motion was made by Chairman Polsinello as follows: **The Town of East Greenbush Planning Board hereby accepts the proposed sketch plan dated March 26, 2014, prepared by Bergmann Associates for the proposed site plan.**

Second by Mike Bottillo & roll called as follows:

Roll Called as follows:

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

MOTION CARRIED BY A 5-0 VOTE

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 the determine the proposed project as an Unlisted Action under SEQRA.**

Second by Judy Condo & roll called as follows:

Roll Called as follows:

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

MOTION CARRIED BY A 5-0 VOTE

RED MILL ROAD-MINOR 3-LOT SUBDIVISION

(14-11)

Chairman Polsinello recused himself from this project as he is purchasing one of these lots. He left the meeting room and Mike Bottillo took over in his absence. Aaron Harbeck stated that the proposal is for a 3 lot subdivision on Red Mill Road with frontage on Olcott Lane. The smallest lot will consist of 10 acres. The lots would be serviced with wells & septic's.

MOTION: A motion was made by Mike Bottillo as follows: The Town of East Greenbush Planning Board hereby accepts the sketch plat dated, May 28, 2014, prepared by Harbeck for the proposed 3-lot minor subdivision.

Second by Judy Condo & roll called as follows:

Roll Called as follows:

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

MOTION CARRIED BY A 5-0 VOTE

MOTION: A motion was made by Mike Bottillo as follows: The Planning Board has determined the project an Unlisted Action and hereby declares itself Lead Agency in connection with an uncoordinated review under SEQRA.

Second by Judy Condo & roll called as follows:

Roll Called as follows:

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

MOTION CARRIED BY A 5-0 VOTE

MOTION: A motion was made by Mike Bottillo as follows: A Public Hearing is hereby scheduled for June 25, 2014 @ the East Greenbush Town Hall @ 7:05 PM.

Second by Kelly Sambrook & roll called as follows:

Roll Called as follows:

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

MOTION CARRIED BY A 5-0 VOTE

REFERRALS-REPORTS & RECOMMENDATIONS:

ZBA Appeal #2014-08-Reickert-29 Connecticut Avenue-2 Area Variances- report by Mike Bottillo

Mike Bottillo stated that he met with the applicant who resides at 29 Connecticut Avenue. The applicant is proposing to build a 6' x 25' front porch with a front setback of 23' and a side setback of 5'. The lot is located in the R-2 zoning district and requires a 25' front setback and an 8' side setback. Mike spoke with all of the applicant's immediate neighbors and no one has a problem with it. Mike makes a positive recommendation to the Zoning Board of Appeals that they grant the 2 Area Variances.
* See attached report for further 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 two Area Variances.**

Second by Kelly Sambrook & roll called as follows:

Roll Called as follows:

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

MOTION CARRIED BY A 5-0 VOTE

NEW ZBA REFERRALS:

None

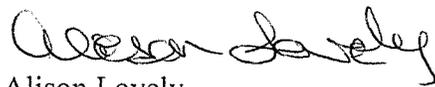
REVIEW AND APPROVAL OF MEETING MINUTES

None

ADJOURNMENT

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