

TOWN OF EAST GREENBUSH PLANNING BOARD

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MEMORANDUM

EAST GREENBUSH PLANNING BOARD

MEETING MINUTES

June 11, 2014

Members:

Matt Polsinello, Chairman
Judy Condo
Mike Bottillo
Ralph Viola
Paul DiMascio
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 six (6) members were present. Matt Mastin was absent.

OLD BUSINESS:

REGENERON BLDG 85 PARKING LOT EXPANSION-81 COLUMBIA TRPK (12-11c)

Steve Hart of Hart Engineering and Eric Rose the project engineer were both present to discuss the proposal. Steve stated that a small addition has been previously approved for this site. The applicant is looking to increase the existing parking lot. An existing guard shack close to Discovery Drive will be relocated into the site further. The parking lot will increase by approximately 230 parking spaces. A turn around will be constructed large enough for tracker trailers to turn around in. Existing storm sewer pipes will be relocated as well as sewer and sanitary manholes. The applicant is also looking at pedestrian safety and bike racks. Landscaping in the proposed islands within the parking lot will be addressed. Steve stated that landscaping will meet or exceed what the code requires. Steve stated that Chazen is conducting the review of its 15 page plan that the applicant submitted. Ralph asked if the building is in operation 24 hours a day and if any additional light poles will be added. Eric stated that it is and that approximately 25 light poles will be added. Chairman Polsinello asked if the new truck/freight access will include a new curb cut and be gated. Eric stated that yes it is. Steve stated that a small shelter will also be constructed for visitors that arrive in the gated area and then a golf cart comes and picks them up. Chairman Polsinello stated that this is just an update tonight. Judy asked how long there is security during the day. Eric stated that the security is 24/7, but he is not sure how many are on at any one time. Ralph asked if the existing green space(picnic tables) are being removed. Eric stated that they will remain.

NEW BUSINESS:

MANNING/ROSE-3580 RIVER ROAD-LOT LINE ADJUSTMENT (14-12)

Mike Manning presented the proposal to the Board. He stated that the parcel consists of 6 acres and that the parcel is going to be split roughly in half. Mike presented two plans, one which shows the existing conditions and one showing what they would like to do. Mike stated that Brad Rose is acquiring roughly 3.2 acres. The 2 sheds shown on the map have been removed. Ralph asked if Brad Rose owns the other parcel Mike stated that yes he does. Judy asked what parcel the house is located on. Mike stated that it is on his parcel.

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 Ausfeld & Waldruff Land Surveyors LLP, and dated June 8, 2008.**

Second by Mike Bottillo & roll called as follows:

Roll Called as follows:

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

MOTION CARRIED BY A 6-0 VOTE

EAST GREENBUSH CASINO-PRE-APPLICATION-INFORMATIONAL ONLY

Tony Stellato, the project manager from CHA, as well is Christine Downey for traffic, and Steve Wilson, Planner were all present to discuss the project. Tony stated that this is a pre application meeting for a PDD approval. Tony stated that the site is located off of Route 4 and Thompson Hill Road. The overall site consists of three separate parcels, the lands of Potter/Lynd & Davis and consists of approximately 160 acres. The main access would be located at the Fed Ex light on Route 4. The proposal is for a 300,000 square foot casino, parking garage, retail establishments, bars, administrative office, restaurants and an approximate 150 room hotel consisting of 6-8 stories. The parking garage would hold approximately 800 cars with a total of approximately 2,200 parking spaces. The employee and valet parking would impact an approximate 1/10 of an acre of wetlands. Paul asked how many levels are in the parking garage. Tony stated that there would be approximately 4 levels, holding 100 cars each. Tony stated that an access drive will be constructed around the building for fire access. Tony stated that they propose to remove a portion of Thompson Hill Road and create a cul-de-sac located at the mansion. Thompson Hill Road will also have a gated access into the casino for emergency vehicles only. In regards to the site utilities, water is provided by the city of Troy and will be accessed by tying into a line on Thompson Hill Road. The sewer will connect to the Third Avenue Sewer District and there will be upgrades made by the applicant to the existing sewer system. Ponds will be constructed on the site for storm water. A SWPP will be completed.

Christine Downey addressed traffic and stated that a traffic study is underway in regards to traffic improvements. The area of traffic that is being looked at is from Exit 9 to Route 43, mostly Friday pm peak and Saturday midday peak. Approximately 65% will going into and coming from south of the casino and approximately 35% will be heading north from the site. Improvements include a north & south bound lane into the site, a new on ramp going westbound onto I-90 from Route 4. At exit 9 east bound at the off ramp and extra turn, an additional lane onto Route 4 northbound, a signal at Route 4 where the westbound traffic exits onto Route 4. Judy asked who the approval authority is for the ramps. Christina stated that NYSDOT & FHWA are involved.

Steve Wilson stated that the applicant is looking for PDD/subdivision/major site plan & permitting for the proposed project. The applicant would also be looking for approval to abandon Thompson Hill Road, approval through NYSDOT, NYSDEC & NYS Army Corp of Engineers. Tony stated that this would be a Type 1 Action under SEQR, and that draft scoping documents with a PDD application would be submitted to the Town. Tony stated that the state license for gaming is due in at the end of June and approval of the site wouldn't happen until October or November. A site license cannot be issued until SEQR is completed and then at that time the site is required to be up and running within 24 months. Tony stated that the process would continue without the licensed approval from the gaming commission. Chairman Polsinello stated that the Town Board has the authority to accept a PDD application and if so, it will then be referred to the Planning Board.

REFERRALS-REPORTS & RECOMMENDATIONS:

NONE

NEW ZBA REFERRALS:

ZBA Appeal #2014-09-Austin-241 Hudson Avenue- Area Variance- assigned to Ralph Viola

REVIEW AND APPROVAL OF MEETING MINTUES

Motion by Ralph Viola to approve the May 14, 2014 meeting minutes. Seconded by Judy Condo. Motion carried by a 6-0.

Motion by Chairman Polsinello to approve the May 28, 2014 meeting minutes. Seconded by Judy Condo. Motion carried by a 5-0-1. Paul DiMascio abstained.

ADJOURMENT

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

Respectfully Submitted



Alison Lovely
Planning Board Secretary