

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
MARCH 11, 2015

Members:

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

Also Present:

Alison Lovely, Planning Board Secretary
Phil Danaher, Planning Board Attorney
James Connors, P.E, Consulting, Engineer/Planning Board

CALL TO ORDER / DETERMINATION OF QUORUM

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

Phil Danaher stated that the Town has signed a document that says that at all public meetings, where there is a person in attendance who is hearing impaired, that we would use a special microphone system. Phil asked if there was anyone in the audience who needed the Board to utilize the microphone system and there was none.

OLD BUSINESS:

NAPA AUTO PARTS-300 COLUMBIA TURNPIKE-MAJOR SITE PLAN (14-02)

Steve Hart of Hart Engineering stated that the most recent technical comments have been addressed. The metal building to be constructed will have grey siding with a brick finish along the bottom of the building. These are the standard NAPA colors. There is a lot of landscaping in front of the building and around the building. A sidewalk will be constructed along the highway across the front of the parcel and also a connector sidewalk into the site. Some minor drainage and sanitary details still need to be finished up. Steve did bring up the fact that Jim Connors had mentioned adding some landscaping and lights to the old site to try to dress it up. Steve stated that it's hard enough for his client to get the new site up and running so they are not going to add anything to the old site. There are five mature trees in the front of that site and a nice landscaped area. Steve wanted to mention this in case any of the Board members had any concerns. There will not be cars parked right on top of the property lines like in other areas of Town. Ralph asked about the dumpster enclosure and what would be used. Ralph stated that he feels it would be nice to incorporate something that matched the building since it's a nice looking site. Matt Mastin asked how close the site is to the required greenspace requirement. Steve stated that they meet the requirement. Matt asked if they thought at all about moving some of the landscaping from the side to the front of the site. Ralph asked if the front setback is still 15' from the road. Steve stated that yes it is. Paul asked where the loading decks will be located. Steve stated that the doors are at the rear of the site. There is no dock, it is ground level. Chairman Polsinello asked what the greenspace % is. Steve stated that they are right at the % required. Jim asked if there is access to the rear of the site, can a truck go around the rear of the building. Steve stated that yes they can.

Chairman Polsinello stated that the Board would like the dumpster enclosure to match the façade of the building and that some landscaping be moved from the side to the front of the site. Chairman Polsinello stated that there is an existing encroachment on a previous piece of property of a neighbor which is a home owners association, water detention ponds, but it is not part of the current plan and has been excluded from the approval of this application. Steve stated that it's a 10 foot by 10 foot area that's not on the applicant's property. Phil stated that the Town is not approving usage of the space that was just discussed.

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 Matt Mastin & roll called as follows:

M. Polsinello-YES; M. Mastin-YES; M. Bottillo-YES; J. Condo-YES; P. DiMascio-YES; R. Viola-YES; J. Giordano-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.**
- **The design professional will be required to inspect and certify that all work has been completed in accordance with the approved plans prior to issuance of a Certificate of Occupancy or Certificate of Compliance and all certifications are to be submitted to the Building Department prior to the issuance of the C of O or C of C.**

Second by Jim Giordano & roll called as follows:

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

MOTION CARRIED BY A 7-0 VOTE

CAPITAL VIEW CASINO-THOMPSON HILL

(14-16)

Chairman Polsinello stated that a letter has been submitted to the Town Board & Planning Board withdrawing the Application for a PDD, Subdivision and Site Plan. There is no action required by either Board but the Planning Board wanted to put a motion together that acknowledges that they have received it. Phil Danaher wanted to make sure that it was clear that the underlying zoning which has existed on the site remains the same, which is the R-B Zone

MOTION: A motion was made by Chairman Polsinello as follows:

Resolution Relative to Withdrawal of Applications for Planned Development District, Subdivision and Site Plan of Capital View Casino and Resort, LLC

WHEREAS, the Town of East Greenbush has received applications from Capital View Casino and Resort, LLC, seeking a Planned Development District, Subdivision and Site Plan for a project on Thompson Hill Road in the Town of East Greenbush, and

WHEREAS, pursuant to the Comprehensive Zoning Law of the Town of East Greenbush, New York, also known as Local Law No. 1 of 2008, (hereinafter referred to as the "Zoning Law"), duly adopted on June 11, 2008, Section 2.9.6 provides that the Town Board of the Town of East Greenbush may refer an application for a Planned Development District to the Town Planning Board and its professional planning consultant for review and recommendation within thirty (30) days from the date of application, and

WHEREAS, the aforementioned Section of the Zoning Law also provides that the Town Board is under no specific obligation to accept a Planned Development District Application, and

WHEREAS, the Town Board had previously referred this matter to the Planning Board of the Town of East Greenbush for review and recommendation, predicated upon the Applicant obtaining a license from the New York State Gaming Commission so as to operate a casino at the proposed site, and

WHEREAS, the New York State Gaming Commission having now chosen a different site for the casino license such that the pending application for a Planned Development District and Site Plan to operate a casino in the Town of East Greenbush is no longer a possibility, and

WHEREAS, the Applicant has, through its counsel, withdrawn the aforementioned Applications for a Planned Development District, Subdivision and Site Plan, therefore, this Resolution acknowledges the withdrawal of the aforementioned Applications, and

WHEREAS, the Planning Board has carefully reviewed this matter and good cause appearing therefor

BE IT RESOLVED, that the Applications for a Planned Development District, Subdivision and Site Plan Approval submitted by Capital View Casino and Resort, LLC, shall be marked as withdrawn by Applicant for the reason stated above.

Second by Matt Mastin & roll called as follows:

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

MOTION CARRIED BY A 6-0-1 VOTE

NEW BUSINESS:

NONE

REFERRALS-REPORTS & RECOMMENDATIONS:

NONE

NEW ZBA REFERRALS:

NONE

REVIEW AND APPROVAL OF MEETING MINTUES

Motion by Chairman Polsinello to approve the February 11, 2015 meeting minutes.
Seconded by Mike Bottillo. Motion carried by a 4-0-3 vote. Matt Mastin, Judy Condo &
Jim Giordano all abstain.

Chairman Polsinello stated that there was no Project Review Team this am.

ADJOURMENT

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

Respectfully Submitted


Alison Lovely, Planning Secretary