

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 OCTOBER 14, 2015

Members:

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

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.

PUBLIC HEARING:

BERKELEY ESTATES-MORNER ROAD-MAJOR 8-LOT SUBDIVISION:

Chairman Polsinello read the Legal Notice:

The Town of East Greenbush Planning Board shall conduct a Public Hearing pursuant to Section 276 of the Town Law and the Town's Land Subdivision Regulations on the application of 4 Brothers, LLC for a Major 8- Lot Subdivision called the "Berkeley Estates 8-lot Subdivision". Lot's 5 through 8 and 11 through 31 are in the Town of North Greenbush and consist of 58.1 +/- acres. Lot's 1, 2, 3, 4, 9, 10, 32 and 33 are in the Town of East Greenbush and consist of 30.94 +/- acres. The property is located off of Morner Road, in the R-OS Residential Open Space Zoning District, Tax Map # 145.-2-2. Said Public Hearing will be held on Wednesday, October 28, 2015 at 7:05 PM at the East Greenbush Town Hall, 225 Columbia Turnpike, East Greenbush, NY. At the above time and place, all interested parties will be given an opportunity to be heard. By order of the Planning Board Matt Polsinello, Chairman

Dan Hershberg from Hershberg and Hershberg was present as well as Armand Quadrini, one of the principals of 4 Brothers, LLC. Dan stated that North Greenbush assumed lead agency for the SEQR review process. Dan stated that there have been roadway issues, since there are two Town's involved. There has been a T turn around put on the plans for East Greenbush for snow plowing. There will be 8 lots in the Town of East Greenbush, six proposed building lots and one lot with an existing farm house on it and one lot for storm water management. The proposed building lots meet all the requirements for zoning in the Town. The roadway grade is at 6%. There is more than enough storage for runoff, so that between a 1 and 100 year storm can be handled and there will be no more runoff into Mill Creek than what there is now. Chairman Polsinello asked if there were any questions from the Board. There were none.

Chairman Polsinello asked if there was anyone present in favor of or opposition to the proposed subdivision. An individual asked if the approval being sought was final and what other government approvals were required Chairman Polsinello stated that they are currently in the preliminary plat review at this time. Dan stated that North Greenbush was the lead agency, also involved were NYSDEC, Rensselaer County Health Department and the Town of East Greenbush. Phil stated to Dan Hershberg that a SEQR Determination still needs to be made by the Town of East Greenbush. Dan stated that Phase 1 has been submitted to Fred Howard for his review. Ralph asked if the Board will ever be able to address any storm water management issues. Dan stated that the detention basin in front of the site is a dry/sand filter system. Chairman Polsinello asked who retains ownership of the pond. Hank Labarba who is the Town's designated engineer for the project, stated that the Town of East Greenbush will. The public hearing was closed at 7:25pm.

MOTION: A motion was made by Chairman Polsinello to close the public hearing.

Seconded 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

OLD BUSINESS:

CHESSER-1004 BEST ROAD-MINOR 2-LOT SUBDIVISION (11-17)

Annette Chesser presented the two lot minor subdivision to the Board. Phil stated that this project was actually approved back in 2011 but the plans were never stamped and filed with Rensselaer County. Annette stated that she now has a purchaser and wishes to proceed. There have been no changes to the proposal. The 2 lots meet all the zoning requirements. The lots both have existing houses on them.

MOTION: A motion was made by Chairman Polsinello as follows: **The Town of East Greenbush Planning Board hereby accepts the sketch plat dated November 3, 2011 & last revised December 19, 2011 prepared by R. Scott Land Surveying for the proposed 2-lot minor subdivision.**

Seconded 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

MOTION: A motion was made by Chairman Polsinello 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.**

Seconded by Judy Condo & 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

There was some discussion regarding the next meeting on November 25, 2015. It was determined that there would be a quorum issue. Since Annette stated she wanted to get this completed so that she could have a closing. The Board discussed conducting a special meeting on Thursday, November 12, 2015. The following motion was made.

MOTION: A motion was made by Chairman Polsinello as follows: The Planning Board hereby schedules a special meeting on Thursday, November 12, 2015 at 7pm.

Seconded by Judy Condo & 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 Planning Board hereby schedules a public hearing for November 12, 2015 @ 7:05 PM at the East Greenbush Town Hall.

Seconded by Mike Bottillo & 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

It was then determined that there would be a quorum issue on November 12, 2015. The special meeting was then rescheduled for Thursday, November 19, 2015 at 7:00 pm.

MOTION: A motion was made by Chairman Polsinello as follows: The Planning Board hereby reschedules the special meeting to Thursday, November 19, 2015 at 7pm.

Seconded by Judy Condo & 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 Planning Board hereby reschedules the public hearing for November 19, 2015 @ 7:05 PM at the East Greenbush Town Hall.

Seconded 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

REGENERON-81COLUMBIA TRPK.-WASTE NEUTRALIZATION BLDG (12-11I)

Steve Hart of Hart Engineering presented the update to the Board. Dom Defelice of Regeneron and Russ Baily the project engineer from SMT Architects were also present. Steve stated that the proposal is located in front of building 85 and there is currently screening all around the proposed building. The proposed building will be 2,600 square feet and be 40' x 65' and approximately 27' at its highest point. It will be a single story building with an open canopy, larger tanks will be placed here for secondary containment. A truck would come every once every one or two weeks. The color and finish will match the existing building. There will be metal screening around the open canopy. Steve stated that the only change is a piping rack located overhead to house electrical, communications, etc. Chairman Polsinello stated that he saw a rendering. This is an update only.

NEW BUSINESS:

MABEY'S REALTY-THIRD AVE EXT.-TEMP. TRAILER STORAGE (15-17)

Steve Hart of Hart Engineering presented the proposal to the Board. He stated that Steve Mabey Jr. from Mabey's was also present. The proposed area is to utilize 14 trailers which are 8' x 50'. Crusher run will be placed underneath the trailers, the purpose is to utilize existing the drainage area on the site. Some plantings are proposed around this area which is a little under a 1/3 of an acre and 49% greenspace are proposed. Paul asked if Pella should be contacted. Not required but applicant stated that they have talked to them. Ralph asked if the plantings could be raised up to help shield the visibility of the trailers. Phil asked if the trailers meeting the setbacks. Steve stated that yes they do. Matt asked if the setbacks are included in the area to contain crusher run, if 14 trailers were all, and asked if trees could be added in front of the trailers for screening. Steve stated that the setbacks aren't included in the gravel, only 14 trailers will be placed there, and that trees could be placed in front of the trailers. Paul asked what the distance was between the trailers. Steve stated that there is 5' between them. Chairman Polsinello asked if there were any other questions. There were not.

MOTION: A motion was made by Chairman Polsinello as follows: The Town of East Greenbush Planning Board hereby issues a Negative Declaration under SEQRA and grants final approval of the proposed minor site plan modification subject to the following conditions:

- 1. Installing either a 3' or 4' berm with proposed trees on top of it in its current location or 8' to 10' trees installed in place of the proposed trees.**
- 2. Adding an additional 4 trees on the opposite side of the access road.**
- 3. Limiting the crusher run installation to the area of the setbacks.**
- 4. Satisfying outstanding technical details as determined by the Town's Consulting Engineer and Town Planning Department.**

Seconded 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

UHLIG-44 TROY ROAD-MINOR SITE PLAN MOD.

(15-18)

Henry Uhlig stated that he bought 44 Troy Road and plans to put a small office in the house as a professional office. He is proposing parking in the rear of the home as the basement and ground level and would be the access in for the office. A circular driveway in the front of the house will be removed. There will be a handicapped parking space and access into the house. Henry stated that he would be installing some plantings to shield the neighbors from the parking lot. Chairman Polsinello asked if there will be any signage. Henry stated that possibly a small sign on the mailbox. He is mostly out in the field he stated. Chairman Polsinello asked if the Board had any questions. There were no questions.

MOTION: A motion was made by Chairman Polsinello as follows **The Town of East Greenbush Planning Board hereby issues a Negative Declaration under SEQRA and grants final approval of the proposed minor site plan modification subject to the following condition:**

- **Satisfying outstanding technical details as determined by the Town's Consulting Engineer and Town Planning Department.**

Seconded 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

REFERRALS-REPORTS & RECOMMENDATIONS:

NONE

NEW ZBA REFERRALS:

ZBA Appeal # 2015-13-Barie-307 Washington Avenue East-Area Variance for front deck-
assigned to Judy Condo

REVIEW AND APPROVAL OF MEETING MINTUES

Motion by Ralph Viola to approve the June 10, 2015 meeting minutes as is. Seconded by Judy Condo. Motion carried by a 4-0-3 vote. Chairman Polsinello, Paul DiMascio and Jim Giordano abstain.

Motion by Chairman Polsinello to approve the July 8, 2015 meeting minutes as is. Seconded by Matt Mastin. Motion carried by a 4-0-3 vote. Judy Condo, Paul DiMascio & Jim Giordano abstain.

Motion by Judy Condo to approve the August 12, 2015 meeting minutes as is. Seconded by Ralph Viola. Motion carried by a 4-0-3 vote. Chairman Polsinello, Matt Mastin & Jim Giordano abstain.

Motion by Chairman Polsinello to approve the August 26, 2015 meeting minutes as is. Seconded by Judy Condo. Motion carried by a 4-0-3 vote. Matt Mastin, Mike Bottillo & Jim Giordano abstain.

Motion by Matt Mastin to approve the September 23, 2105 meeting minutes as is. Seconded by Mike Bottillo. Motion carried by a 4-0-3 vote. Chairman Polsinello, Judy Condo, Jim Giordano abstain.

ADJOURMENT

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

Respectfully Submitted

Alison Lovely, Planning Secretary

DRAFT