

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 DECEMBER 23, 2015

Members:

Matt Mastin, Acting Chairman
Mike Bottillo
Judy Condo
Paul DiMascio
Jim Giordano

Also Present:

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

CALL TO ORDER / DETERMINATION OF QUORUM

Acting Chairman Mastin called the meeting to order and determined that a quorum of five (5) members were present. Matt Polsinello and Ralph Viola were absent.

REVIEW AND APPROVAL OF MEETING MINTUES

Approval of the December 9, 2015 meeting minutes postponed until the first meeting in January.

PUBLIC HEARING:

DEER POND-MAJOR 62 LOT SUBDIVISION-ELLIOT ROAD

(14-08)

Acting Chairman Mastin 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 SAI Developmental Projects, Inc. for a Major 62- Lot Subdivision called the "Deer Pond Major 62-lot Subdivision". The property is located off of Elliot Road, and consists of approximately 96 +/- acres, in the R-B Residential Buffer Zoning District, Tax Map # 167.-1-12.10 & 167.-1-12.11. Said Public Hearing will be held on Wednesday, December 23, 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

Dominic Arico from Boswell Engineering at that the project consists of 96 +/- acres and the proposal is for 62 lots, two of which will be storm water detention areas and 60 will consist of 60 single family residential lot. Sewer and water exist on Elliot Road. A low pressure sewer system is proposed. Water testing is currently being done; there are low pressures in the area. Grading will be independent of the homes and roads. The wetlands that exist on the site have all been avoided except for 5 road crossings over them. The wetland delineation has been submitted to the Army Corp. of Engineers for their review. The Archeological study is in its final stages; to date there is no significance on the property. Dom asked if the Board had any questions. Jim Giordano asked what the sizes of the lots were. Dom stated that all of the lots meet the requirements for the R-B zoning district, the smallest he believes is 38,000 square feet and the largest is around 9 acres. There will be a 20' buffer around the wetlands and under a 1/2 acre will be disturbed.

Acting Chairman Mastin asked if they are still considering the one entrance to be a right in, right out only. Dom stated that it will come down to the Town's recommendation but that is still what is proposed at this time. Matt stated that since most of the traffic maybe coming from the East, that something should be placed there. Acting Chairman Mastin if there were any comments from the public.

- An individual from the audience asked about the drainage and where it would be going. Dom stated that there is a low spot on the property which is where it's all going.

Acting Chairman Mastin asked three times if anyone was in favor or opposition. There was no one present to speak in favor or opposition of the project. The public hearing was closed at 7:25pm.

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

Seconded by Jim Giordano & roll called as follows:

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

MOTION CARRIED BY A 5-0 VOTE

OLD BUSINESS:

BERKELEY ESTATES-MAJOR 8-LOT SUBDIVISION

(07-13)

Bill Mafrici from Hershberg & Hershberg presented the proposal to the Board. Also present was Armand Quadrini who is the owner/developer for the project. The only change has been an updated landscaping plan for screening of the detention area, which has been submitted tonight. Thirty eight junipers (5'-6' high) have been added. Bill stated that Hank has reviewed all the storm water and turn around details at the Town line. Phil Danaher stated that everyone involved has spoken with the Town of North Greenbush and that SEQR had been done only in the Town of North Greenbush. North Greenbush has granted approval for the project conditioned upon that all approvals are received from the Town of East Greenbush and Rensselaer County Health Department. A SEQR determination will need to be issued from our Town tonight. This Board deemed it an Unlisted Action and did an uncoordinated review. A formal agreement has not been worked out between the two Towns but he stated that it will be worked out in the future. Jim Connors stated that and that each Town will plow what in their Town respectively, the "T" turn around was added to the plans for the Town of East Greenbush so that each Town just maintains there portions. Hank stated that eventually the issue regarding plowing ends up being worked out between the Towns and also a landscaping plan has been provided for the detention area and has been incorporated into the resolution. Acting Chairman made the following resolution and stated that the Final Plat & Preconstruction Approval document was posted and made available on the Towns website prior to the meeting.

MOTION: A motion was made by Acting Chairman Mastin as follows: **The Town of East Greenbush Planning Board hereby approves the Final Plat & Preconstruction Approval for the Berkeley Estates 8 lot Subdivision.**

Seconded by Judy Condo & roll called as follows:

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

MOTION CARRIED BY A 5-0 VOTE

NEW BUSINESS:

NONE

REFERRALS-REPORTS & RECOMMENDATIONS:

NONE

NEW ZBA REFERRALS:

NONE

ADJOURNMENT

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

Respectfully Submitted

Alison Lovely, Planning Secretary

DRAFT