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
JULY 13, 2016

Members:
Matt Mastin, Chairman
Matt Polsinello
Paul DiMascio
Ralph Viola
Mike Bottillo
Jim Giordano

Also Present:
Alison Lovely, Planning Board Secretary
Joseph Slater, Planning Board Attorney
Tony Manfredi, Director of Planning

CALL TO ORDER / DETERMINATION OF QUORUM

Chairman Mastin called the meeting to order and determined that a quorum of six (6) members were present. Jim Moore was absent.

PUBLIC HEARING:

NONE

OLD BUSINESS:

BERKELY ESTATES-MORNER ROAD-8 LOT MAJOR SUBDIVISION (07-13)

Armand Quadrini & Dom Arico were both present. Armand stated that he is having problems financing the land so he is requesting an extension.

MOTION: A motion was made by Chairman Mastin as follows: **The Town of East Greenbush Planning Board granted conditional final plat & preconstruction approval of the above mentioned subdivision on December 23, 2015. The applicant has requested a 90 day extension on the final plat & preconstruction approval. The Planning Board hereby grants a 90 day extension for the Berkeley Estates Major 8-lot Subdivision.**

Seconded by Ralph Viola & roll called as follows:

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

MOTION CARRIED BY A 6-0 VOTE

COVERED BRIDGE-MICHAEL ROAD-(PDD-MAJOR SITE PLAN-UPDATE)
(13-09)

Armand Quadrini & Dom Arico were both present. Dom Arico stated that the project is located on Michaels Road and consists of 48 acres in the R-B Zoning District. National Grid power lines run through the property as well as Mill Creek. The applicant is building a covered bridge over the creek to access the apartments. The applicant is currently seeking a PDD for the site. The PDD application has only been accepted by the Town Board and is waiting on the Planning Board's recommendation. Dom Arico stated that there are no major changes, the layout is the same, and there are just some modifications to the buildings. The applicant is proposing 296 apartment units. Interior garages with exterior parking are proposed. The applicant also proposed an unpaved emergency access road.
•Paul DiMascio asked if the covered bridge will be able to handle emergency access vehicles. Armand stated that they had proposed a covered bridge but it due to its size; it will now be wider and longer and consist of two lanes, and have 50 ton capacity.
The applicant would need to do some work to Michael's road as well as realign it. Dom stated as part of community and mitigation improvements for the PDD is that they propose sidewalks along Luther Road.
•Chairman Mastin stated that they already have funding from the state for those sidewalks so Matt asked if the applicant is just going to pay for them then. Dom Arico stated that they were going to pay for a percentage of them. The applicant stated that due to wetlands on the site they can only realign Michael road so much. Chairman Mastin stated that a concern of his is that Michaels Road is a user road and that every property owner owns up to the middle of the road. He is wondering if the applicant has made an agreement with the home owners to install water and sewer on the road. Dom Arico stated that they don't need their permission as long as they are in the Town's right away and in the district.
•Jim Giordano asked where the water would be coming from. Dom Arico stated that water will be connected to on Michael Road at the intersection of Community Way and then to Luther Road. Dom Arico stated that a gravity sewer with a forced main is proposed to come out on Michaels Road. Dom stated that they propose a couple of storm water management areas on the site.
Chairman Mastin asked the apartment complex will own the bridge. Dom stated that is correct.
•Matt Polsinello asked if the work proposed to Michael's Road is going to an amenity to the Town. Dom stated that it is one of the amenities.
• Ralph Viola commented on the grade of the emergency access road for the emergency vehicles. The slope should be mitigated to ensure proper access for emergency vehicles.

Chairman Mastin stated that one of the major comments is that the applicant should consider amenity alternatives for the Town and he also stated that this was an update only and that at a future time the Planning Board will give a recommendation to the Town Board regarding the PDD.

Tony Manfredi stated that Dom Arico wanted to give the Board an update on Fed Ex.

Dom Arico stated that Fed Ex is proposing to add 28 truck trailer parking spaces which were part of their original phasing approval. A total of 36 parking spaces were approved originally.

WITBECK 54-LOT CLUSTER SUBDIVISION-PHILLIPS ROAD (11-10A)

Steve Hart of Hart Engineering presented the proposal to the Board. Tyler Culberson was also present representing the owner. Steve stated that the originally approved 100 unit PDD is now going away and what is currently proposed is a 54 lot cluster subdivision. The parcel consists of approximately 42 acres where the homes will be built. Smaller lots and smaller single family homes are proposed. Approximately 24 acres of land around the perimeter would be kept green as a buffer. The plan shows a 75 foot easement for access to other Witbeck property.

- Matt Polsinello asked if the western entrance shown on the plans matches up with the original proposal, and where the entrance to the soccer field is located. Steve Hart stated that the entrance is close to what was originally approved and that the soccer field entrance is not too far away.
- Ralph Viola asked if with the 70' width lot if they are still proposing the 10' easement on both sides with a 50' building, and if the driveways will be in the front of the lots. Steve Hart stated that is correct. Houses are proposed to be between 1,800 and 2,200 square feet.
- Jim Giordano stated that he would like to see the project put on an aerial map.

Tyler stated that the new proposal does not have the lots being any closer to the neighbors on Ternan Avenue then what was proposed with the PDD.

- Ralph Viola asked where the detention ponds would be located. Steve stated that they will be located down at the lower at the end of the property, closer to the power lines. Ralph asked if they anticipated them being anywhere near the entrances. Steve stated that is correct.
- Matt Polsinello stated that he feels the cluster subdivision is a much better fit than the PDD. He also stated that he would like to see a walking trail or intercommunity walk way incorporated on the plan, since there is further area to be developed to keep people off the road. Chairman Mastin asked if there were any questions from the Board. There were none.

MOTION: A motion was made by Chairman Mastin as follows: **The Town of East Greenbush Planning Board hereby accepts the sketch plat dated, June 26, 2016, prepared by Hart Engineering for the proposed 54-lot major subdivision.**

Seconded by Ralph Viola & roll called as follows:

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

MOTION CARRIED BY A 6-0 VOTE

MOTION: A motion was made by Chairman Mastin as follows: **The Planning Board has determined the project a Type 1 Action and hereby declares itself Lead Agency in connection with a coordinated review under SEQRA.**

Seconded by Ralph Viola & roll called as follows:

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

MOTION CARRIED BY A 6-0 VOTE

MOTION: A motion was made by Chairman Mastin as follows: **A Public Hearing is hereby scheduled for July 27, 2016 @ the East Greenbush Town Hall @ 7:05 PM.**

Seconded by Ralph Viola & roll called as follows:

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

MOTION CARRIED BY A 6-0 VOTE

REFERRALS-REPORTS & RECOMMENDATIONS:
ZBA Appeal # 2016-13-Holland - 67 Morner Road-Area Variance-Shed in front yard-report by Ralph Viola

Ralph Viola stated that the applicant wishes to construct an (10'x14') storage shed on his property. The property is located in the R-OS Zoning District. No accessory buildings are permitted within, or encroaching with the front yard area. Ralph stated that there is a hill to the left and rear of the house and the septic is located on the right side of the home, so this is the only feasible & level place for the shed. Therefore Ralph offers a positive advisory opinion to the Zoning Board. * See attached report for further details

MOTION: A motion was made by Ralph Viola as follows: **The Town of East Greenbush Planning Board hereby offers a positive advisory opinion to the Zoning Board of Appeals.**

Seconded by Chairman Mastin & roll called as follows:

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

MOTION CARRIED BY A 6-0 VOTE

NEW ZBA REFERRALS:
ZBA Appeal #2016-14 Snopkowski-2 Castleton Avenue-Special Use Permit-Home Occupation/Sewing business-assigned to Jim Giordano

REVIEW AND APPROVAL OF MEETING MINUTES:
Motion by Chairman Mastin to approve the June 22, 2016 meeting minutes as is.
Seconded by Mike Bottillo. Motion carried by a 5-0-1 vote. Jim Giordano abstained.

ADJOURMENT:
There being no further business before the Board, the meeting was adjourned by Chairman Mastin.
Seconded by Mike Bottillo. Carried by a 6-0 vote.

Respectfully Submitted

Alison Lovely, Planning Secretary

July 6, 2016

East Greenbush Planning Board
225 Columbia Turnpike
East Greenbush, NY 12061

Attn: Chairman Matt Mastin

RE: Area Variance Review

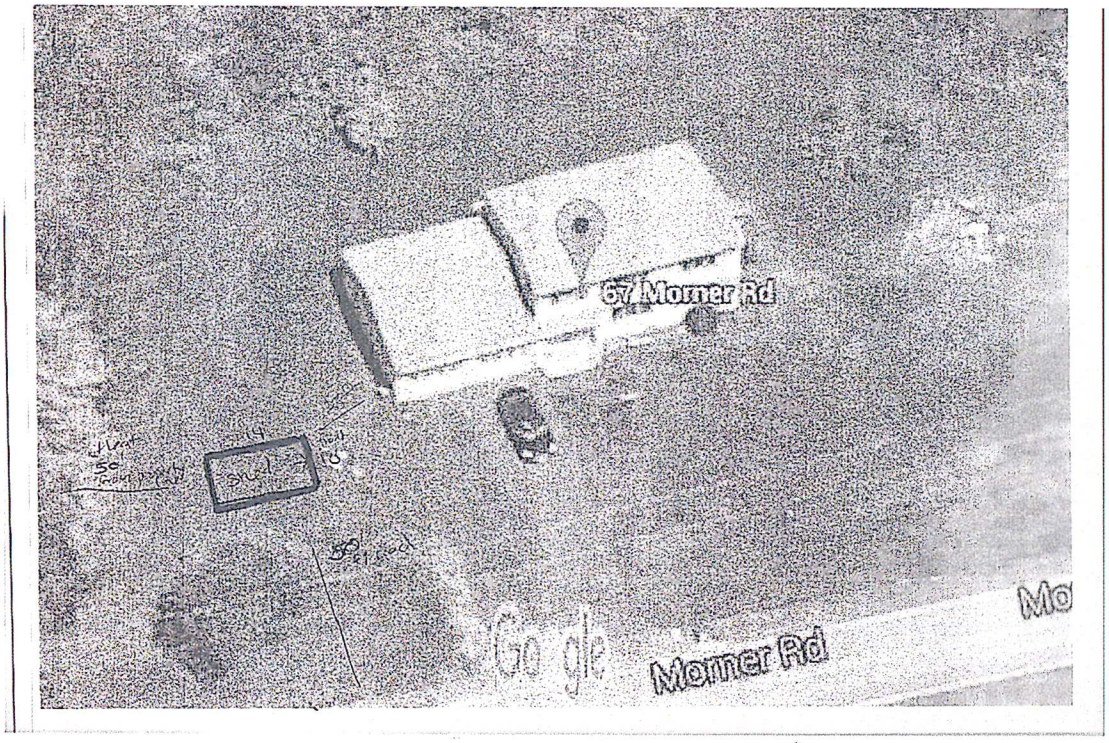
Christopher Holland Appeal # 2016-13
67 Morner Road
Rensselaer, NY 12144

I visited the applicant's home on July 5, 2016 to review the site.

The applicant is requesting an area variance for the installation of a 10' x 14' storage shed on his property. This parcel is located in a Residential Open Space District (R-OS). The Residential Open Space District is intended to permit agricultural, rural, and open space uses, and also to permit low density of residential use, designed to retain the open space and rural character of the district.

In accordance with section 2.5.06 Encroachments in Required Yards: Accessory buildings which are no larger than 10 feet x 12 feet are permitted no closer than 5 feet from side or rear property line. No accessory buildings are permitted within, or encroaching within the front yard area.

The applicant wishes to place this shed in the front yard area as shown below.



Proposed Shed Location on crusher run pad

The applicant claims that the side and rear lot is too hilly for a shed, it would require a retaining wall to hold back the bank. The other side of house is not accessible because of his septic system location. Unfortunately, the only suitable location is where the applicant requested

No undesirable change would be produced in character of neighborhood or a detriment to nearby properties:

This parcel currently is located on a rural road and consists of a home surrounded by fields and woodlands. The parcel has only one home across the street that would have the shed visible to them. They were not home at the time of my visit. There aren't any adjacent neighbors to the parcel close enough that could see the shed.

There is not any feasible alternative sought by applicant that can be achieved without this variance that would allow for this storage shed installation.

This area variance would allow the applicant to install a storage shed without any drastic or costly changes to the existing terrain. In order to place the storage shed on the side lot they would have to dig into the hill and construct a retaining wall to hold back the earth prior to the installation of the shed.

Approval of this variance would have NO adverse impact on the physical or environmental conditions in the neighborhood:

Installation of this shed in the front yard of this parcel would not have any adverse impact on the neighborhood. This shed is a professionally built shed by Classic Sheds, constructed in vinyl that will have curb appeal.

Is the alleged difficulty self-created:

The alleged difficulty was self-created by applicants request to place this storage shed in an area that is not permitted in an R-OS district. However, after my visit to the site is was imperative that the location sought was the optimum location for the storage shed. The home is located in a rural area and the fact that the physical and visual impact will negligible. There are numerous homes located on Morner Road with several accessory buildings on them.

Given the above findings I offer the above positive advisory opinion to the E.G. Zoning Board of Appeals

Respectfully,

Ralph J. Viola

Ralph J. Viola
E.G. Planning Board Member