

TOWN OF EAST GREENBUSH PLANNING BOARD

TOWN HALL, 225 COLUMBIA TURNPIKE, RENSSELAER, NY 12144 (518)477-2005 FAX (518)477-2386

MEMORANDUM

PLANNING BOARD MEETING AGENDA

June 16, 2010

*Official Minutes
RPP*

7:00PM Workshop Session & Public Comment

OLD BUSINESS

(09-38) Orciuoli Site Plan, Catskill Avenue – Review for SEQRA Recommendation & Site Plan Approval
(08-31a) Dan's Hauling, Cut & Fill Permit, River Road – Presentation to Planning Board
(08-30) Fiacco Site Plan, NYS Route 4 – Review for Acceptance of Sketch Plan & Recommendation for SEQRA Lead Agency

NEW BUSINESS

(10-09) Spare Time Lot Line Adjustment – Presentation to Planning Board

CALL TO ORDER/DETERMINATION OF QUORUM/PUBLIC HEARINGS

7:35 PM *Fed Ex Ground Planned Development District*

REFERRALS-REPORTS & RECOMMENDATIONS

NONE

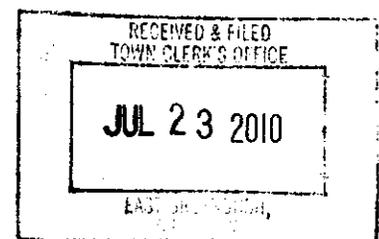
NEW ZBA REFERRALS

ZBA Appeal #2010-04 – Mr. George Witbeck, 600 Columbia Turnpike – Application for Use Variance
ZBA Appeal #2010-05 – Mr. Charles Bauer, 11 Kriss Crossing – Application for Use Variance
ZBA Appeal #2010-10 – Ms. Dorothy Earing, 22 Moulds Avenue – Application for Area Variance
ZBA Appeal #2010-11 – W.P. Realty/ Saxton Sign Corp., 501 Columbia Turnpike – Application for Area Variances
ZBA Appeal #2010-12 – Pinecrest Holdings, LLC/ Saxton Sign Corp., 4 Springhurst Drive – Application for Area Variances

REVIEW & APPROVAL OF MEETING MINUTES

June 2, 2010

End of Agenda



EAST GREENBUSH PLANNING BOARD MEETING MINUTES

June 16, 2010

7:00PM

Members

Chairman Bob Davey
Joe Kelly -Absent
Don Panton
Kurt Bergmann
Bill Ritz
Suzanne Mangold
Matt Polsinello

Also Present: Jim Moore, Planning Director
Amy Konisky, Planning Board Secretary
Tim Nugent, Town Attorney

Alternates:

Lance Ferson
Daniel Fiacco

7:00PM Workshop Session & Public Comment

Bob Davey opens the meeting for public comment. No comments from the public.
Comment session closed.

CALL TO ORDER/DETERMINATION OF QUORUM/PUBLIC HEARINGS

7:35 PM Fed Ex Ground Planned Development District
Public Hearing concluded at 9:35pm.

OLD BUSINESS

(09-38) Orciuoli Site Plan, Catskill Avenue – Review for SEQRA Recommendation & Site Plan Approval
Steve Hart representing. The changes requested were submitted to the Board. They are bringing the loop driveway back into consideration, relocating the 8/10 yard dumpster (1) and putting a stockade fence (white or tan) around it. The dumpster location will be changed from current proposed design to the back of the building or another location, it will be tucked away behind landscape. They are still waiting for the illumination plans and landscaping plans. A sidewalk will be added that is more centrally located about 100-150 ft across for easy access to the third building. Sue Mangold asks if there is a lot of clearing of the land with this project, Steve Hart responds that the land that is going to be utilized has already been cleared, it was a relatively flat piece of land. The project will be using some of the existing landscaping.

(08-31a) Dan's Hauling, Cut & Fill Permit, River Road – Presentation to Planning Board
Steve Hart representing Dan's Hauling located in the port of Rensselaer (presented 6-8 months ago). This project is a 9 acre site with 3 acres of usable land. They have received the appropriate Area Zoning Variances for the Project. An 80 x 180 office building, crusher run, surface, parking for employees, tension ponds, and septic fields is being proposed. They are seeking a post, cut and fill permit. They have cleared a ½ acre of land already and need to clear another ½ acre (under 1 acre full disturbance). Mr. Ritz inquires about the road going into the project. Mr. Davey recommends that the Board make a site visit to get a good idea of what is being proposed. Mr. Ritz requests the whole layout of the project including

more detail regarding the road, which is critical to the project. Bob Davey states that The Town Attorney, Tim Nugent, will need to review the proposed project. Mr. Davey requests an overview of project to present to the board along with plans that include the road layout.

(08-30) Fiacco Site Plan, NYS Route 4 – Review for Acceptance of Sketch Plan & Recommendation for SEQRA Lead Agency

Steve Hart representing. This property sits on town line between East Greenbush and North Greenbush. Have approval for demolition of current structure and replacement with a larger building- in tact 6000sq ft. The applicant changed his mind and now the project is down to 3900 sq ft. and maintaining the current structure on site, parking in the front, more green space and increased the parking. The color scheme will match Starbucks and block and masonry, sidewalks only in the front of the building, not near the road where it extends from Starbuck's. Mr. Bergmann talks about sidewalk in front should continue along with Starbuck's so that every sidewalk will connect eventually. Parking was discussed. Parking will remain in front of the existing building along with some green space and landscaping. Suggestions were made to do the same around the new building to keep everything uniform and appealing. Sue Mangold asks about prospective tenants, there are no prospective tenants yet.

NEW BUSINESS

(10-09) Spare Time Lot Line Adjustment – Presentation to Planning Board

Bruce Lipinski, Corley Family Realty Limited Partnership representing the applicant. The property owner would like to adjust the boundary line tax map parcel #3.1 which consists of 5.54 acres and IHOP which consists of .45 acres. The owner would like to shift 1/2 acres to the IHOP parcel. PH properties LLC sublets IHOP. The Boards recommendations were incorporated into plan. The 12 ft setback was met which meets the requirements for the B-1 Zoning District. This plan is being proposed to convey the parcel to PH Properties LLC, who sublets IHOP. There is a parking concern regarding the parking requirements. The will be parking will be expanded from approximately 100 sq. ft. to 127.84 sq. ft. Sue Mangold and Tim Nugent raise concerns about how people are going to get out of the parking lot. Mr. Lipinski states that they will have access through an easement which will allow people to cut through the bowling parking lot. A travel emergency fire lane in front of IHOP will also provide any access that they need from property. Mr. Davey states that the Board will not take any action tonight. Mr. Davey and Mr. Bergmann recommend for the next meeting that Mr. Lipinski provide the Board with a map that shows the existing property line. Mr. Lipinski stated that this proposed lot line adjustment is based on what the PH Properties LLC and The Corley Family thought the property line should be not necessarily about the amount of parking.

REFERRALS-REPORTS & RECOMMENDATIONS

NONE

NEW ZBA REFERRALS

ZBA Appeal #2010-05 – Mr. Charles Bauer, 11 Kriss Crossing – Application for Use Variance
Mr. Bauer is proposing to convert an existing garage into an in-law apartment. Assigned to Don Panton.

ZBA Appeal #2010-10 – Ms. Dorothy Earing, 22 Moulds Avenue – Application for Area Variance
Mrs. Earing is proposing to construct a 16' x 16' front porch. Assigned to Sue Mangold.

ZBA Appeal #2010-11 – W.P. Realty/ Saxton Sign Corp., 501 Columbia Turnpike – Application for Area Variance.

The applicant is proposing to replace an existing free standing sign with a new 77 square foot free standing sign located at 501 Columbia Turnpike. Assigned to Lance Ferson.

ZBA Appeal #2010-12 – Pinecrest Holdings, LLC/ Saxton Sign Corp., 4 Springhurst Drive –
Application for Area Variances
The applicant is proposing to install 1:30 square foot free standing sign and a 1:12 square foot
free standing sign located at 4 Springhurst Drive. Both signs have areas for tenants names.
Assigned to Kurt Bergmann.

REVIEW & APPROVAL OF MEETING MINUTES

June 2, 2010

Bill Ritz makes a motion to approve the June 2, 2010 minutes. Mr. Davey seconds the motion.
Davey- yes; Bermann; yes Ritz; yes; Pantan; yes Mangold: yes Polsinello; yes Ferson; yes .
Motion carried by a 7-0 vote

Motion made by Polsinello to adjourn meeting, seconded by Bergmann. Davey- yes; Bermann;
yes Ritz; yes; Pantan; yes Mangold: yes Polsinello; yes Ferson; yes . Motion carried by a 7-0
vote

End of Meeting

Respectfully Submitted,

*Amy Konisky
Planning Board Secretary
June 21, 2010*