

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 2, 2010

*Official Minutes
RPN*

7:00PM Workshop Session & Public Comment

CALL TO ORDER/DETERMINATION OF QUORUM/PUBLIC HEARINGS

NONE

OLD BUSINESS

(09-38) Orciuoli Site Plan, Catskill Avenue – Update to Planning Board

(9-30) CommSoft Site Plan - Update to Planning Board

(05-50b) Thompson Way Subdivision – Update to Planning Board and Schedule Public Hearing

(09-12) Fed Ex Ground Planned Development District – Update to Planning Board & Schedule Public Hearing

(05-65a) Elliot-Michael Road Planned Development District – Update to Planning Board & Consideration for Scheduling a Public Hearing

NEW BUSINESS

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

REFERRALS-REPORTS & RECOMMENDATIONS

ZBA Appeal #2010-04 – George Witbeck – 600 Columbia Turnpike – Application for Use Variance

ZBA Appeal #2010-08 – Francis Maguire – 271 Spring Avenue East – Application for Area Variances

ZBA Appeal #2010-09 – Robert Doherty – 14 Neptune Street – Application for Area Variance

NEW ZBA REFERRALS

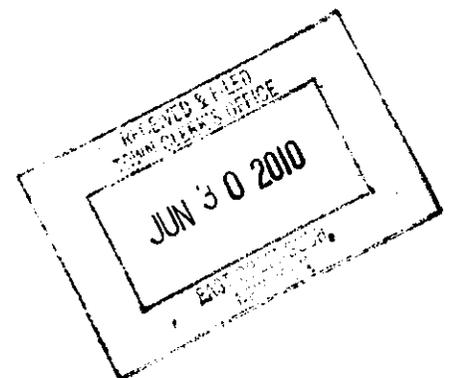
NONE

REVIEW & APPROVAL OF MEETING MINUTES

May 5, 2010 Minutes

May 19, 2010 Minutes

End of Agenda



EAST GREENBUSH PLANNING BOARD MEETING MINUTES

June 2, 2010

7:00PM

Members

Chairman Bob Davey

Joe Kelly

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

WORKSHOP SESSION AND PUBLIC COMMENT

Bob Davey invites community to comment.

Dwight Jenkins 41 Thompson Hill: Mr. Jenkins would like to schedule a meeting with the Planning Board regarding the density of the Thompson Hill Project. He states he has tried numerous times to set something up with no success. Mr. Davey assures Mr. Jenkins that he will be contacted regarding this matter as to when he will be able to meet with the Board.

Richard Lynd 102 Thompson Hill : Mr. Lynd argues the incentive zoning category stated under zoning Law Section II 03.R-B Incentive requirements (b) which states: Adhere to the procedures and standards set forth within the town's cluster ordinance in Section 3.5 with the exception that the area to be maintained as open space as described in Section 3.5.1-G shall be 50% of the total site with 20% of the site's buildable land included within this area. Mr. Lynn states that the Thompson Way Project clearly does not meet these guidelines and therefore should not be considered. Mr. Lynd makes an offer that the community will pay for attorney to resolve this matter. Mr. Davey states that the Board will take this into consideration.

Mr. Davey closes the public comment portion of the meeting.

CALL TO ORDER/DETERMINATION OF QUORUM/PUBLIC HEARINGS

NONE

OLD BUSINESS

(09-38) Orciuoli Site Plan, Catskill Avenue Update to Planning Board presented by Steve Hart. Minor modifications were made to the initial plan. Mr. Hart met with project review team today regarding the changes. They got rid of parking spaces and existing concrete block. There were concerns raised regarding the

loop driveway, which may continue through the project. Mr. Hart submitted a detailed landscape plan for the front of the buildings. Mr. Davey asks about the dumpster, recommends that it should be shifted closer to Catskill Ave. Mr. Davey observed that the dumpster was overflowing with garbage, it's not big enough, and it is unsightly for neighbors. Mr. Hart states that the new dumpster will be twice the size and unloading of the dumpster will be done more frequently.

The new plan will continue the road, sidewalk leading to the parking area, no back doors off the building. The parking will be for the building unit up front. The 12 x 20 addition is 90% complete.

Kurt Bergmann requests lighting plan for sidewalks. Steve states that the sidewalks will be lit, he will provide the board with illumination plans. Mr. Hart asks about the loop driveway. The Board believes that this is important.

For the next Board meeting it is requested that Mr. Hart provide the Board with the new location for the dumpster, a detailed lighting plan, and a detailed landscaping plan for the rest of the site.

(9-30) CommSoft Site Plan - Update to Planning Board presented by Steve Hart for Larry Davis.

Mr. Davis would like to build a 4000 sq ft. house-like structure (this design is desirable because it can be converted into house if sold someday) to be used as office space. The water and sewer will be tied into the existing water and sewer.

They have submitted floor plans and elevation plans. Mr. Davey replies they will need SEQR and Zoning applications regarding variances. In light of the proposed residential subdivision on the same property, (05-50b) Thompson Way Subdivision, Joel Bianchi, Chazen, Storm identified the need for the applicant to provide a Full SWPPP, that addresses both storm water quality. The intent for this project is to update his office space to accommodate employees and to ultimately detach it from his house.

(05-50b) Thompson Way Subdivision – Update to Planning Board presented by Iver Anderson and Schedule Public Hearing

Met with Chazen for this project. The project proposes 23 single family units and provides an excess of 50% open space, illuminated road, keeping as green as we can, landscaping prelim plans hedgerow over 5 acres of greenspace –

2 trees per unit for landscaping, haven't changing utilities, parallel sanitary line to the existing 30" main to avoid conflicts. Project proposes to tie into the 3rd Avenue Sewer District. Discussion occurred regarding the possible installation of back-to-back cul-de-sacs on Thompson Hill Road. Town Board approval would be required to modify traffic patterns on Thompson Hill Road. The town's Route 4 Corridor Linkage Study calls for the possible elimination of the intersection of Thompson Hill Road and NYS Route 4 to improve safety conditions. The board asked for traffic study data as to how many additional vehicular trips the proposed development would introduce to Thompson Hill Road.

(09-12) Fed Ex Ground Planned Development District – Update to Planning Board presented by Tim Elam, Scannell Properties, & Schedule Public Hearing

Site lighting is proposed to match the existing lighting as far as height, 35 foot poles, shoebox fixture that produces downward lighting. Fed Ex wishes to include cutoff wall pack lighting 70 watts or less, 12 fixtures on building. Ben Zimmerman, representing Camoin Associates presented the fiscal analysis. (1) issue looks at difference from where we are now (current revenue) and an incremental increase, sales tax increase fee revenue, economic impact analysis (317 jobs) and independent contractor (Fed Ex drivers are independent contractors), examines the indirect jobs (transferred(182) and new(135)) total impact of 425 jobs and independent contractors.

A sound study was submitted to the board and its consultant. Andy Carbolera examined the existing acoustical environment by installing 2 monitoring devices, 7 days per week for 24 hours a day and used NYSDEC

Daytime 7am 10-pm night time 7pm to 10am(fixed sound level limits). Day-not shielded from the road 54 decibels, as set back it is 46 decibels, lowest measurement 48 dB, 45 as we step back. The issue for sound at night

Stuart Messenger, from Chazen Engineering, clarified that NYSDEC sound level requirements and how they pertain to this particular project. Mr. Messenger 0-3 dB is not noticeable, 4-6 dB increase is noticeable, but tolerable or under

NYSDEC thresholds and does not require mitigation. East Greenbush residential standards call for 65 dB. The applicant built a computer model and confirmed sound at the intersection of the Fed Ex driveway and NYS Route 4 (source location) was to be within the limits required by the Town and the NYSDEC. Staged events were performed and compared to modeling results within a (truck not loaded double), speed of truck approaching 40 mph (average speed 53) in summary conclusion that sound level conforms to the allowable limits as determined by the Town and the NYSDEC. A traffic signal has been determined to be a viable solution on NYS Route 4 at the Fed Ex driveway. A signalized intersection also includes ±2,000 lineal foot of lane widening on NYS Route 4 that would reduce traffic bottle neck in the southbound direction.

Mr. Bergmann referenced the NYS Route 4 Corridor Study and asked that the board further consider the appropriateness of the proposed use, its benefit to the community and how its affect on the existing retail businesses along Route 4. The board requested that the studies submitted be provided on the town's website. (Studies were posted on June 3).

A public hearing was scheduled for June 16 @ 7:35 PM at town hall.

(05-65a) Elliot-Michael Road Planned Development District – Update to Planning Board presented by Mr.Hershberg regarding proposed PDD Plan.

Dan Hershberg submitted “As of Right Plan” which consists 76 single family residences with a minimum of ½ acre on each site (leaves very little open land). They deducted the wetlands from some site which are approximately 1/2 acre sites. This plan isn't one that Mr. Hershberg would like to implement as it requires a significant amount of grading, it would have to cross a large amount of wetlands, and would require an individual permit from the US Army Corps of Engineers. The developer asked him to present this plan although he is not in favor of it. Mr. Hershberg submitted information from the Urban Land Institute and American Institute of Architects to the board regarding cluster developments, multi housing, and

how they impact land values etc. The problem with project is that they have to do a significant amount of infrastructure work to prepare the land for building the first lot and cannot reasonably phase the construction of infrastructure. Mr. Hershberg believes that the PDD is the best way to go regarding this project. The advantage of this development is the amount of open land that will be preserved. This is the minimum density (68-76 units) that the developer is willing to go. Mr. Hershberg requests the advice of the board as to whether he should pursue this “As of Right Plan” further. The developer thinks that there is a good market for single family homes in East Greenbush.

Mr. Davey will address the Public Hearing issue after the Board has a chance to discuss this new information.

NEW BUSINESS

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

Pulled from Agenda.

REFERRALS-REPORTS & RECOMMENDATIONS

ZBA Appeal #2010-04 – George Whitbeck – 600 Columbia Turnpike – Application for Use Variance, Kurt Bergmann reporting.

Mr. Whitbeck is proposing to construct a canopy, tank island and underground gas tanks to open an existing building as a gas station located at 600 Columbia Turnpike. The property has been vacant for ±5 years. The applicant is not intending to do auto repairs, not selling cars etc. There will be a small ‘stop and shop.’ A Use Variance was grandfathered in due to change in zoning laws, in spite zoning law updates in 2008. A Special Use Permit was also granted to a previous applicant, which could have been renewed. It is recommended that the Zoning Board of Appeals consider the legalities of the special use permit in more detail prior to making their decision. The Planning Board will recommend a positive recommendation to ZBA for the requested variance. Motion made by Kurt Bergmann, seconded by Mr. Panton.

Motion carried by a 4-1-2 vote; Mr. Davey,-yes, Mr. Bergmann=yes, Mr. Ritz- Abstained, Mr. Kelly –No, Mr. Panton=yes, Ms. Mangold-Abstained, Mr. Polsinello=yes.

ZBA Appeal #2010-08 – Francis Maguire – 271 Spring Avenue East – Application for Area Variances(2). Lance Ferson reporting.

Mr. Maguire is proposing to replace an existing detached garage with a new 12’ x 24’ detached garage. The above applicant only has 3 feet, 7 inches from the rear property line and 3 feet, 1 inch from the side property line. Mr. Ferson states it is an older neighborhood, old house, Mr. Maguire would like a larger garage. Right now the garage is too small to properly fit one car. The garage needs repairs. The neighbors (adjacent to Maguire’s) have replaced their garages with similar setbacks and have been approved to do so. Mr. Maguire plans to have the garage be built modularly and dropped in. The proposed garage size is within the scale of the neighborhood and comparable to other garages in the neighborhood. He will maintain the same setbacks, building is just a little bit longer. Mr. Ferson recommends that the Board make a positive recommendation to ZBA for the variances. The Board hereby makes a positive recommendation to ZBA for the requested area variances. Motion made by Ms. Mangold, seconded by Mr. Bergmann.

Motion carried by a 7-0 vote; Mr. Davey,-yes, Mr. Bergmann=yes, Mr. Ritz- yes, Mr. Kelly –yes, Mr. Panton=yes, Ms. Mangold=yes, Mr. Polsinello=yes.

ZBA Appeal #2010-09 – Robert Doherty – 14 Neptune Street – Application for Area Variance Mr Panton reporting.

Mr. Doherty is proposing to replace an existing 12’ x 24’ deck with a new 12’ x 24’ deck attached to the rear of the building. The applicant only has 13 feet from the rear property line, requires 25 feet. All the materials are up to code. The neighbors do not have an issue with this. Mr. Panton recommends that the Board make a positive recommendation to ZBA for the area variance. Motion made by Mr. Panton, seconded by Mr. Ritz. The Board will recommend a positive recommendation to ZBA for the Area Variance.

Motion carried by a 7-0 vote; Mr. Davey,-yes, Mr. Bergmann=yes, Mr. Ritz- yes, Mr. Kelly –yes, Mr. Panton=yes, Ms. Mangold=yes, Mr. Polsinello=yes.

NEW ZBA REFERRALS

NONE

REVIEW & APPROVAL OF MEETING MINUTES

May 5, 2010 Minutes

Motion to approve minutes made by Mr. Ritz, seconded by Mr. Panton. Motion carried by a 7-0 vote; Mr. Davey,-yes, Mr. Bergmann-yes, Mr. Ritz- yes, Mr. Kelly –yes, Mr. Panton-yes, Ms. Mangold-yes, Mr. Polsinello-yes.

May 19, 2010 Minutes

Motion to approve minutes made by Mr. Kelly, seconded by Ms. Mangold. Motion carried by a 5-0-2 vote; Mr. Davey,-Abstained, Mr. Bergmann-yes, Mr. Ritz-Abstained, Mr. Kelly –yes, Mr. Panton-yes, Ms. Mangold-yes, Mr. Polsinello-yes.

Motion to adjourn meeting by Mr. Davey, seconded by Mr. Polsinello.
Meeting Adjourned.

End of Agenda

Respectfully Submitted,
Amy Konisky, Planning Board Secretary

