

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
September 14, 2011

Members:

Chairman Dean Kennedy
Don Panton
Matt Polsinello
Judy Condo

Also Present:

Tim Nugent, Planning Board Attorney
Rich Benko, Town Engineer
Alison Lovely, Planning Board Secretary

Alternate Members:

Pete Stenson

CALL TO ORDER / DETERMINATION OF QUORUM

Chairman Kennedy called the meeting to order and determined that a quorum of four (4) members and one (1) alternate were present. Joe Kelley, Lew Dubuque & Jeffrey Spencer were absent. The alternate will be a voting member tonight. Introductions were made

OLD BUSINESS

GOLDSTEIN 2-LOT SUBDIVISION-UPDATE

(11-02)

Chairman Kennedy stated that some photo's were given to him by Robert Luria showing what is going on with Spruce Run. Steve Hart of Hart Engineering 1969 Ferndale Road, Castleton NY stated that he was here tonight on behalf of Greg Goldstein and his minor two lot subdivision. Mr. Hart stated that the plans presented have been the same ones that have been before the board for the last month. Mr. Hart stated that he has been working with Chazen Companies and that Joel Bianchi was present at the last meeting and has prepared a review comment letter. The existing 18" pipe will be blocked off and the water will flow out an 8" orifice to Ponderosa Blvd. The pipe sits in between the Goldstein property and the Luria property, there is currently 2" of the pipe exposed and 10" of the pipe covered with grass, weeds etc. Mr. Hart stated that Mr. Goldstein will be asked to clean it out a bit. A 5' to 10' sump is proposed, which would allow the water to flow more freely and which would require a little bit of grading on the Luria land, they would need a temporary grading easement. The driveway for the flag lot would be proposed off the t-turn around to maintain the 25' area that will have no clearing or grading will be allowed on it. Mr. Benko said that the Town is going to fix the issues with the road on Spruce Run.

324 COLUMBIA TRPK(OLD STEWART'S CAR LOT)

(11-11)

Chairman Kennedy excused himself and stated that Vice Chairman Matt Polsinello will be taking over and that when this item of business is over that Chairman Kennedy will be returning. Steve Hart of Hart Engineering presented the proposal to the Board. Mr. Hart stated that Joe Bisconti was present tonight. Mr. Hart stated that they have met with DOT out on site. Some of the changes made to the plan are because of comments of DOT and the Project Review Team. One change requested by DOT was that the southerly curb cut, near Stewarts that it be a right out only with signage to instruct that. (Right turn only & Do not enter), Grassing the islands in the back of the site and also the one in front. A photometric plan has been dropped off and placed the lights on the plan as they reflect the photometric plan. The sign in front of the site will just be cleaned up, there is no sign proposed for the building.

MOTION: A motion was made by Acting Chairman Polsinello as follows: **The Town Planning Board, Project Review Team and Planning Board's Designated Engineer have taken a "hard look" at the potential environmental impacts of this project by carefully considering and reviewing the Short Environmental Assessment Form, considering all the Applicant's proposed mitigation measures as they relate to environmental issues and more particularly to traffic, fire and rescue and MS-4 storm water detention and hereby recommends the Town Board issue a Negative Declaration under SEQRA.**

Second by Judo Condo & roll called as follows:

D. Panton-YES; M. Polsinello-YES; P. Stenson-YES; J. Condo-YES

MOTION CARRIED BY A 4-0 VOTE

MOTION: A motion was made by Acting Chairman Polsinello as follows: **The Town of East Greenbush Planning Board hereby recommends the Town Board grant site plan approval subject to the following conditions;**

- Satisfying outstanding technical details as determined by the Town
- All remaining fees be paid and escrow provided to the Town.

Second by Don Panton & roll called as follows:

D. Panton-YES; M. Polsinello-YES; P. Stenson-YES; J. Condo-YES

MOTION CARRIED BY A 4-0 VOTE

WITBECK PDD

(11-10)

Steve Hart of Hart Engineering presented the proposal to the Board. Mr. Hart stated that the Town Board accepted the PDD application and the sewer district extension application. The parcel is located on Phillips Road and consists of approximately 100 acres total, of that, 40 acres is being proposed as a PPD consisting 100 units with a mix of single family dwellings, four plexes and twin homes. The property is within the water district. There is 38.6% open space on the site. The applicant is proposing approximately 6,000' of nature trails and 5,000' of sidewalks. Roads would be deeded to the Town. The intent in the future is to connect Phillip Road through a connector road to around where McDonald's is now on Columbia Turnpike, not through this project but through future development. The applicant is looking for 2.5 units per acre, which is the reason for the PDD. Current zoning calls for 80 units and the applicant is looking for 100 units. There will remain a 50' buffer around the site. A small clubhouse, swimming pool, tennis courts and a Home Owners Association are proposed. The site will have its own pumping station. Mr. Nugent asked if the applicant waives the time limit for the PDD. Mr. Hart stated that yes they waive it.

NEW BUSINESS

NONE

REFERRALS-REPORTS & RECOMMENDATIONS

NONE

NEW ZBA REFERRALS

ZBA Appeal # 2011-18-Thomas Mahar-47 High Street-Area Variance-Swimming Pool in Front Yard-assigned to Judy Condo-report due on September 28, 2011

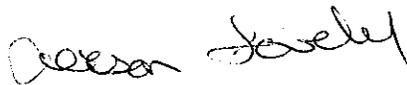
REVIEW AND APPROVAL OF THE AUGUST 10, 2011 MINTUES

Motion to approve August 10, 2011 meeting minutes by Chairman Kennedy. Second by Pete Stenson. Motion carried by a 5-0 vote.

ADJOURMENT

There being no further business before the Board, the meeting was adjourned by Chairman Kennedy. Seconded by Don Panton. Carried by a 5-0 vote.

Respectfully Submitted



Alison Lovely
Planning Board Secretary