

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

March 27, 2013

Members:

Matt Polsinello, Chairman
Judy Condo
Mike Bottillo
Pete Stenson
Kelly Sambrook
Don Panton

Also Present:

Alison Lovely, Planning Board Secretary
Rich Benko, Town Engineer
Christine Warren, Planning Board Attorney

CALL TO ORDER / DETERMINATION OF QUORUM

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

OLD BUSINESS:

WHEEL DEAL-720 COLUMBIA TRPK-MINOR SITE PLAN MODIFICATION (12-18)

Steve Hart from Hart Engineering presented the update to the Board. He stated the Todd Goldstein, the owner was also present. There were minor changes made to the plan per the request of the Project Review Team due to complaints and concerns from property owners in the area. The changes that have been made to the site plan are as follows: The largest change is the entranceway into Van Buren Avenue which was previously an entrance and exit is now just proposed as a one way only into the site. This change would limit traffic on Van Buren Avenue. A 5' x 8' area, 40 square feet will be knocked out of the building so that a set of stairs can be constructed to the 2nd level for an office. Another change is a concrete pad is proposed for the HVAC system. Rich Benko stated that the two existing curb cuts have been approved to stay by NYSDOT. Rich also asked about the landscaping and if it was going to change. Mr. Hart stated that they are not changing any of the proposed landscaping. Chairman Polsinello asked the Board if they had any questions. Pete Stenson asked what the approximately distance from the corner of the building to the proposed concrete pad was. Mr. Hart stated that it was approximately 30'. Chairman Polsinello stated that this was an update only to the Board.

NEW BUSINESS:

BLATZ-1497 RED MILL ROAD-MINOR 2-LOT SUBDIVISION

(13-04)

Greg Blatz stated that the proposed is to subdivide a 100' x 100' area out of the parcel for a minor 2-lot subdivision. Chairman Polsinello asked who the other applicant was. Mr. Blatz stated that it was his sister in law. Mr. Blatz stated that the proposed lot will conform to zoning and also that the pool that is left on the original lot is going to be filled in. There are only a couple of trees on the 100' x 100' lot.

MOTION: A motion was made by Chairman Polsinello as follows: **The Town of East Greenbush Planning Board hereby accepts the sketch plat dated, March 1, 2013, prepared by Weston & Sampson for the proposed 2-lot minor subdivision.**

Second by Pete Stenson & roll called as follows:

Roll Called as follows:

M. Polsinello-YES; D. Panton-YES; J. Condo-YES; M. Bottillo-YES; P. Stenson-YES; K. Sambrook-YES; M. Mastin-Absent.

MOTION CARRIED BY A 6-0 VOTE

MOTION: A motion was made by Chairman Polsinello as follows: **The Planning Board has determined the project an Unlisted Action and hereby declares itself Lead Agency in connection with an uncoordinated review under SEQRA.**

Second by Don Panton & roll called as follows:

Roll Called as follows:

M. Polsinello-YES; D. Panton-YES; J. Condo-YES; M. Bottillo-YES; P. Stenson-YES; K. Sambrook-YES; M. Mastin-Absent.

MOTION CARRIED BY A 6-0 VOTE

MOTION: A motion was made by Chairman Polsinello as follows: **A Public Hearing is hereby scheduled for April 10, 2013 @ the East Greenbush Town Hall @ 7:05 PM.**

Second by Pete Stenson & roll called as follows:

Roll Called as follows:

M. Polsinello-YES; D. Panton-YES; J. Condo-YES; M. Bottillo-YES; P. Stenson-YES; K. Sambrook-YES; M. Mastin-Absent.

MOTION CARRIED BY A 6-0 VOTE

MISSY'S VIEW-PAUL/GLAZ ST.-MINOR 2-LOT SUBDIVISION

(13-05)

Dick Tice of Brewer Engineering presented the proposal to the Board on behalf of Birch Builders. The site is located at the intersection of Paul and Glaz Street. The proposal is for a minor 2-lot subdivision. The parcel abuts Eden Park to the north. There is an easement on the parcel for emergency access thru the parcel to Eden Park. Currently it is a grass roadway but would be built to Town standards. The town water and sewer line goes through the site to service Eden Park as well and the new parcels will connect to them. Mr. Benko requested a copy of the easement. Mr. Benko also asked where the name came from for the subdivision. Mr. Tice replied that he did not know. Both of the lots will conform to Town standards.

MOTION: A motion was made by Chairman Polsinello as follows: **The Town of East Greenbush Planning Board hereby accepts the sketch plat dated, March 13, 2013, prepared by Brewer Engineering for the proposed 2-lot minor subdivision.**

Second by Mike Bottillo & roll called as follows:

Roll Called as follows:

M. Polsinello-YES; D. Panton-YES; J. Condo-YES; M. Bottillo-YES; P. Stenson-YES; K. Sambrook-YES; M. Mastin-Absent.

MOTION CARRIED BY A 6-0 VOTE

MOTION: A motion was made by Chairman Polsinello as follows: **The Planning Board has determined the project an Unlisted Action and hereby declares itself Lead Agency in connection with an uncoordinated review under SEQRA.**

Second by Judy Condo & roll called as follows:

Roll Called as follows:

M. Polsinello-YES; D. Panton-YES; J. Condo-YES; M. Bottillo-YES; P. Stenson-YES; K. Sambrook-YES; M. Mastin-Absent.

MOTION CARRIED BY A 6-0 VOTE

MOTION: A motion was made by Chairman Polsinello as follows: **A Public Hearing is hereby scheduled for April 10, 2013 @ the East Greenbush Town Hall @ 7:15 PM.**

Second by Judy Condo & roll called as follows:

Roll Called as follows:

M. Polsinello-YES; D. Panton-YES; J. Condo-YES; M. Bottillo-YES; P. Stenson-YES; K. Sambrook-YES; M. Mastin-Absent.

MOTION CARRIED BY A 6-0 VOTE

HARTLAND ASSOCIATES-ELLIOT RD.-LOT LINE ADJUSTMENT

(13-06)

Steve Hart from Hart Engineering presented the proposal to the Board. Mr. Hart stated that the parcel consists of 5.5 acres and two parcels. Both parcels are 150' wide and parcel one is 700' deep and parcel two is 474' deep. The new parcel number one will consist of 33,000 square feet, approximately $\frac{3}{4}$ of an acre. The rest of the land will become the new parcel number two. The proposal is for a lot line adjustment. The area is zoned R-3. There are wet lands on the site. Single family to multi family is allowed on the site. Both lots meeting the lot size requirements for zoning.

MOTION: A motion was made by Chairman Polsinello as follows: **The Town of East Greenbush Planning Board hereby declares itself Lead Agency and issues a Negative Declaration under SEQRA and grants final approval of the proposed lot line adjustment prepared by John J. Dunn, and dated March 11, 2013.**

Second by Pete Stenson & roll called as follows:

Roll Called as follows:

M. Polsinello-YES; D. Panton-YES; J. Condo-YES; M. Bottillo-YES; P. Stenson-YES; K. Sambrook-YES; M. Mastin-Absent.

MOTION CARRIED BY A 6-0 VOTE

REFERRALS-REPORTS & RECOMMENDATIONS:

NONE

NEW ZBA REFERRALS

NONE

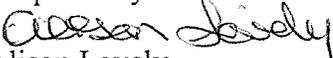
REVIEW AND APPROVAL OF THE MARCH 13, 2013 MEETING MINTUES

Motion by Don Panton to approve the March 13, 2013 meeting minutes. Seconded by Mike Bottillo. Motion carried by a 6-0-1 vote. Chairman Polsinello abstains.

ADJOURMENT

There being no further business before the Board, the meeting was adjourned by Chairman Polsinello. Seconded by Pete Stenson. Carried by a 6-0 vote.

Respectfully Submitted


Alison Lovely
Planning Board Secretary