

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
April 10, 2013

Members:

Matt Polsinello, Chairman
Judy Condo
Matt Mastin
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. Mike Bottillo was absent.

PUBLIC HEARINGS:

7:05 PM. BLATZ-1497 RED MILL ROAD-MINOR 2-LOT SUBDIVISION

(13-04)

Gregory Blatz presented the proposal to the Board. The proposal is to subdivide a 100' x 100' area on the northwestern side of the property for a single family home out of the larger area. Chairman Polsinello asked if there was anyone present to speak in favor of or opposition to the proposed subdivision. There was no one present to speak in favor of or opposition to the proposed subdivision. Chairman Polsinello asked if there were any comments from the Board. There were no comments. The public hearing was closed at 7:07 pm.

OLD BUSINESS:

MOTION: A motion was made by Chairman Polsinello as follows: **The Town Planning Board and Project Review Team 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 issues a Negative Declaration 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-Absent; P. Stenson-YES;
K. Sambrook-YES; M. Mastin-YES.**

MOTION CARRIED BY A 6-0 VOTE

MOTION: A motion was made by Chairman Polsinello as follows: **The Town of East Greenbush Planning Board hereby grants conditional approval subject to the following;**

- **Satisfying outstanding technical details as determined by the town planning department; and**
- **All remaining fees are paid to the Town.**

Second by Don Panton & roll called as follows:

Roll Called as follows:

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

MOTION CARRIED BY A 6-0 VOTE

7:15 PM 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. Tom Brewer was also present. The site is located at the intersection of Paul and Glaz Street. The proposal is for a minor 2-lot subdivision. Parcel #1 consists of 25,531 square feet. Parcel #2 consists of 9,383 square feet. The site is in the R-2 Zoning District. The town water and sewer line goes through the site to service Eden Park and the new parcels will connect to them. The parcel abuts Eden Park to the north. There is an easement on the parcel for emergency access thru the parcel to Eden Park. Chairman Polsinello read the legal notice. Ms. Condo asked whether there was ever any other proposed use for this property. Mr. Tice stated that there was not. Mr. Benko stated that himself and the Commissioner of Public Works agree with the road design and drainage for the site. Jean Wilson of Middlesex Road asked if there will still be access to the nursing home from Paul/Glaz Street. Mr. Tice stated that there would. Chairman Polsinello asked if anyone was present to speak in favor of or opposition to the minor 2 lot subdivision. There was no one present to speak in favor or opposition to. Chairman Polsinello asked if there were any questions from the Board. There were none. Chairman Polsinello closed the public hearing at 7:21 pm. Mr. Benko stated that connection of the sewer will be contingent upon approval from NYSDEC, which should be in the next couple of weeks. The issuance of a building permit will be contingent on that approval.

MOTION: A motion was made by Chairman Polsinello as follows: **The Town Planning Board and Project Review Team 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 issues a Negative Declaration under SEQRA.**

Second by Pete Stenson & roll called as follows:

Roll Called as follows:

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

MOTION CARRIED BY A 6-0 VOTE

MOTION: A motion was made by Chairman Polsinello as follows: **The Town of East Greenbush Planning Board hereby grants conditional approval subject to the following;**

- **Satisfying outstanding technical details as determined by the town planning department;**
and
- **All remaining fees are paid to the Town.**

Second by Judy Condo & roll called as follows:

Roll Called as follows:

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

MOTION CARRIED BY A 6-0 VOTE

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

Steve Hart from Hart Engineering presented the project to the Board. He stated that Todd Goldstein, the owner was also present. Mr. Hart stated that the most recent note that was added to the site plan is that the mechanical units need to meet the Town of East Greenbush noise ordinance. Mr. Benko asked if there was a note regarding lighting on the site plan. Mr. Hart stated that yes there was. Chairman Polsinello stated that the reason this project is before the Board again is because there was a large number of concerns made by neighbors on Van Buren Avenue regarding the “bar” part of the project. Mr. Goldstein stated that the Town will not be disappointed in his establishment. There will be a lounge and family area and a small bar. Mr. Benko stated that the Project Review Team is in agreement with all the proposed changes. Chairman Polsinello asked if there were any other questions.

MOTION: A motion was made by 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 issues a Negative Declaration under SEQRA and grants final approval of the proposed minor site plan modification on the plans dated March 18, 2013 and last revised April 10, 2013 with the condition that all requirements requested by NYSDOT in the letter dated 12/6/12 are met.**

Second by Judy Condo & roll called as follows:

Roll Called as follows:

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

MOTION CARRIED BY A 6-0 VOTE

NEW BUSINESS:

NONE

REFERRALS-REPORTS & RECOMMENDATIONS:

NONE

NEW ZBA REFERRALS

NONE

REVIEW AND APPROVAL OF THE MARCH 27, 2013 MEETING MINTUES

Motion by Chairman Polsinello to approve the March 27, 2013 meeting minutes with corrections as noted by Judy Condo. Seconded by Pete Stenson. Motion carried by a 6-0-1. Matt Mastin abstains.

ADJOURMENT

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

Respectfully Submitted


Alison Lovely
Planning Board Secretary