

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
May 22, 2013

Members:

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

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.

PUBLIC HEARINGS:

NONE

OLD BUSINESS:

NONE

NEW BUSINESS:

THIRD AVENUE EXTENSION-MAJOR SITE PLAN

(13-08)

Steve Hart from Hart Engineering presented the proposal to the Board. He stated that also present were the owners of the proposed restaurant Joe Taylor and Margret Baggetta. They currently own JT Maxies and Rafferty's. The site is located where the old Dwight building was on Third Ave Ext. The existing building consists of 7,000 sq. ft. There is another building in the rear of the site that consists of the Living Resource and the Times Union and is 9,000 sq. ft. There are currently 75 parking spots. The site is located in the OC zoning district. The Times Union building in the rear of the site is proposing a 5,000 sq. ft. addition (65'x80' building); they are not proposing any additional parking. The restaurant is proposing an addition to the east consisting of a covered deck and patio. Sixty additional parking spaces are proposed for the restaurant. Water and Sewer exists on site. There is a 15' sewer easement in the front of the site. New connections will be necessary as well as a sprinkler system. Mr. Hart stated that they plan on maintaining as much vegetation on the east side as possible. An underground detention system will be constructed in the rear of the site. Chairman Polsinello asked what the time frame is regarding the two proposals. Mr. Hart stated that the TU addition will either be done before the restaurant addition or after, he's not sure. Mr. Hart stated that no variances are required for the site. The existing building has a 16' front setback.

If the applicant decides to extend the proposed deck up to the front of the building, than a variance will be required. Chairman Polsinello asked what the required parking was for the site. Mr. Hart stated that the estimated amount of required parking is 124 parking spots for a restaurant, 20-24 parking spots for a warehouse. Currently 130 parking spots are proposed. Mr. Hart stated that they have a meeting with NYSDOT on May 23, 2013 to discuss the curb cuts. A new sidewalk will be installed in the front of the property. There is a 15' sewer easement on the site. They propose to use the existing sign.

MOTION: A motion was made by Chairman Polsinello as follows: **The Town of East Greenbush Planning Board hereby accepts the proposed sketch plan dated May 22, 2013, prepared by Hart Engineering for the proposed site plan.**

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 hereby recommends the Town of East Greenbush Town Board declare its intent to seek Lead Agency status in connection with a coordinated review and that they determine the proposed project as a Type I Action under SEQRA.**

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

COVERED BRIDGE APARTMENTS-MICHAEL ROAD

(13-09)

Lynn Sipperley of Sipperley Associates and Armand Quadrini the project developer presented the proposal to the Board. The property is located on the east side of Michael Road. I-90 borders the property from the east and Mill Creek runs through the property. The proposal is for 320 apartments situated in 8 buildings with 20 units in each and 21 townhomes. The construction of a covered bridge across the creek is proposed. A series of retaining walls will be utilized throughout the development following the topography. Due to the topography some parking would be situated under the buildings. Proposed is approximately 1.8 parking spots per unit. Water and sewer are available to the site. The zoning is R-B and consists of 50.6 acres. The allowed density is 6.5 units/acre. Mr. Sipperley stated that a PDD would be required. A sidewalk would be constructed from Luther Road to the end of the site. The road through the site would remain private due to the cost of maintenance, etc. for the covered bridge.

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Most of the wooded area on the site will be left undisturbed. Ms. Condo stated that Michael road is curvy and narrow and inquired whether or not it would be widened. Mr. Sipperley stated that there are no plans to widen the road. Ms. Condo asked what the rental range would be. Mr. Sipperley stated that the range would be approximately \$1,400 a month. Mr. Stenson inquired about the proposed studio's and retaining walls. This project was in front of the board for information only, no motions.

MONRO MUFFLER-589 THIRD AVE EXT.

(13-07)

George Jarrett the director of development of Monro Muffler is looking to purchase the Clark Equipment building at 589 Third Avenue Ext. The proposal is for 6 service bays, an office area and storage area. They will only sell tires and perform front end alignments. There will be no auto repairs. All the landscaping will be removed and will be replaced with new landscaping. The parking lot in front will be pulled back in order to landscape up by the road. The existing free standing sign will be used and a side walk is proposed. The business has 150 operating locations across the country. Mr. Benko stated that no variance is necessary. Mr. Stenson asked about the removal of tires and where they would go. Mr. Jarrett stated that a storage area trailer is left on site and would periodically take them away.

MOTION: A motion was made by Chairman Polsinello as follows: **The Town of East Greenbush Planning Board hereby declares their intent to seek lead agency and accepts the sketch plan for the proposed minor site plan dated May, 2013 and prepared by APB Engineers and Architects .**

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

ZBA Appeal #2013-05 – Schwab-32 Old Red Mill Road-Special Use Permit-In Law Apt.-assigned to Mike Bottillo

ZBA Appeal #2013-06-Daniels-15 Capital Place-Area Variance-Garage-assigned to Don Panton

ZBA Appeal #2013-07- St. Germain-7 Elliot Avenue-2 Area Variances-Garage-assigned to Judy Condo

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REVIEW AND APPROVAL OF THE APRIL 10, 2013 MEETING MINTUES

Motion by Chairman Polsinello to approve the April 10, 2013 meeting minutes. Seconded by Don Pantan. Motion carried by a 5-0-1. Mike Bottillo abstains.

ADJOURNMENT

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

Respectfully Submitted



Alison Lovely
Planning Board Secretary