

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
February 12, 2014

Members:

Matt Polsinello, Chairman
Matt Mastin
Judy Condo
Mike Bottillo
Kelly Sambrook
Paul DiMascio
Ralph Viola

Also Present:

Alison Lovely, Planning Board Secretary
Phil Danaher, Planning Board Attorney

CALL TO ORDER / DETERMINATION OF QUORUM

Chairman Polsinello called the meeting to order and determined that a quorum of seven (7) members were present.

OLD BUSINESS:

GOLDSTEIN-MINOR 2-LOT SUBDIVISION

(11-02)

MOTION: A motion was made by Chairman Polsinello as follows: **The Town of East Greenbush Planning Board approved the above mentioned subdivision on October 12, 2011. The applicant has requested a 90 day extension on the conditional approval. The Planning Board hereby grants a 90 day extension for the Goldstein Minor 2-lot Subdivision.**

Second by Judy Condo & roll called as follows:

Roll Called as follows:

**M. Polsinello-YES; M. Mastin-YES; J. Condo-YES; M. Bottillo-YES; K. Sambrook-YES;
P. DiMascio-YES; R. Viola-YES.**

MOTION CARRIED BY A 7-0 VOTE

NEW BUSINESS:

ROUTE 4/TEMPEL LANE HOTEL-MAJOR SITE PLAN

(13-20)

Eric Redding from Bergmann Associates presented the project on behalf of East Greenbush Lodging Associates. He stated that Bergmann is in the process of addressing comments made by Chazen Companies. Eric stated that there will be more detail regarding the project at the next meeting. Eric discussed utilities and the connections to gas, water, sanitary sewer which will be connected to existing services at Route 4. There have been discussions to extend the utilities all the way to Tempel lane. The connections to Route 4 will be temporary. The existing connections will connect to the Couse sanitary sewer system. The plan is to dedicate the roadway to the Town. A lot line adjustment will be made in the future, since road frontage is currently needed on Route 4. Upon full build out, the sewer will be connected to the Third Avenue sewer. Ralph asked if all six lots were owned by the same owner. Eric stated that yes they are. Eric stated that NYSDEC approval will be required for the sewer connection. A question was raised on whether or not the water district extension was approved when the PDD was approved. They are currently looking for paperwork to support that but they believe that they made need to apply for that. Jim Connors stated that he believes that there was never a Town Board resolution for the water district extension. Ralph asked what their time frame is for construction. Eric stated that the applicant hopes to start construction in the spring/summer of 2015. A proposed right in/right out was never approved by NYSDOT. There is no motion tonight as the sketch plan was previously accepted and SEQR is within process.

WAINSCRAF ASSOCIATES-589 3RD AVE EXT.-MINOR SITE PLAN

(14-03)

Jerry Wainman was present on behalf of the project. He stated that they have purchased the old Clark building on 3rd Avenue Extension. There will only be esthetic changes on the outside of the building. The footprint and function of the building will remain the same. The company does general contracting. A hedge row will be planted on the property line on the east side of the property where the car lot exists for screening and a fence will be replaced on the site with trees planted in front of it. The parking will remain the same and will just be blacktopped. No lighting is proposed. The lighting that currently exists on the building will be all the applicant requires. The company has eight full time employees. They want to pave the existing gravel drive to the west of the building. Jerry asked about sidewalks and whether or not they need to be shown on the next plan. Chairman Polsinello stated that yes they need to be.

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 dated February 7, 2014 by 3T Architects for the proposed minor site plan.**

Second by Matt Mastin & roll called as follows:

Roll Called as follows:

M. Polsinello-YES; M. Mastin-YES; J. Condo-YES; M. Bottillo-YES; K. Sambrook-YES; P. DiMascio-YES; R. Viola-YES.

MOTION CARRIED BY A 7-0 VOTE

REFERRALS-REPORTS & RECOMMENDATIONS:

NONE

NEW ZBA REFERRALS:

ZBA Appeal #2014-01-Hertzel-10 Bruen Court-Special Use Permit-reopening of assisted living facility
"White House Adult Home"-assigned to Judy Condo

ZBA Appeal #2014-02-Jarvis-799 Ridge Road-Special Use Permit-In Law Apartment-report by Mike
Bottillo

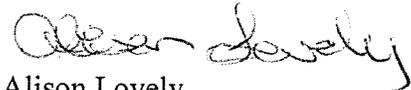
REVIEW AND APPROVAL OF THE JANUARY 22, 2014 MEETING MINTUES

Motion by Chairman Polsinello to approve the January 22, 2014 meeting minutes. Seconded by
Matt Mastin. Motion carried by a 7-0.

ADJOURMENT

There being no further business before the Board, the meeting was adjourned by Chairman
Polsinello. Seconded by Judy Condo. Carried by a 7-0 vote.

Respectfully Submitted



Alison Lovely
Planning Board Secretary