

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 23, 2014

Members:

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

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:

FED EX-TROY ROAD - MINOR SITE PLAN

(09-12b)

Dominic Arico from Boswell Engineering representing Fed Ex and Mike Anderson from Scannell & Aaron Hall the general contractor from Dacon Construction and Steve Hart were all present. Dom stated that there are a couple of small changes to the project. The previously proposed 600 sq. ft. addition has been removed from the plan and the gateway building has been reduced by 70 sq. ft. A locker shelter has been added outside which consists of approximately 120 sq. ft. It's like a pavilion for people to put stuff in. The letter from NYSDEC for permission to connect to the sewer has been received. Everything else has been satisfied. Chairman Polsinello asked about the lighting in the parking lot. Mike from Scannell stated that the lights have been verified with a meter and have been installed as originally proposed. Dominic stated that no new parking lights are to be installed. Some lights are proposed for the building only. Dom stated that they are looking for final approval at the next meeting. Ralph stated that it's a great facility that you don't even realize that it's there. Chairman Polsinello stated that this is an update only to the Board.

NEW BUSINESS:

DEER POND ESTATES-ELLIOT RD- 64-LOT MAJOR SUBDIVISION (14-08)

Dominic Arico from Boswell Engineering presented the proposal to the Board on behalf of SAI Developmental Projects, Inc. The site is located at 100 Elliot Road and the total site consists of 97 acres. The owner has purchased 102 Elliot Road as well. They are proposing two access points onto Elliot Road and 64 lots, of which some will be used for storm water management. Proposed lot sizes are 1 ½ times larger than what's required for that zone. A 20 acre piece at the rear of the site is being set aside for the future for an approximate 15,000 sq. ft. community center for meditation/yoga. Trails are also proposed within this portion of the site. There are a couple of ponds on the site. The proposal is for the sewer to be gravity fed through the site to a Pump Station that will be constructed on the site. Water is accessible off of Elliot Road. The road throughout the subdivision would be built to Town standards and dedicated to the Town. The applicant did try to have an access point out to Michael Road but nothing could be worked out. The applicant has also pursued buying a house on Elliot Road which would allow an access point directly across from the Hunts wood Development, the applicant did have a contract to buy the property but the homeowner backed out and is now not responding to the applicant's calls. Chairman Polsinello stated that he feels that the density is ok but that the line of site with the access roads will be an issue. Chairman Polsinello stated that a traffic study will have to be completed. Dominic stated that the applicant is still pursuing trying to get the adjacent house. Ralph is concerned with the access points to the subdivision but he agrees with the density, the lots are fairly large. Judy asked about the animal habitat on the site. Dom stated that there are a lot of deer, hence the name "Deer Pond". Matt Mastin stated that sidewalks for pedestrian traffic should be incorporated into the plan. Chairman Polsinello stated that this was an informational only presentation. Jim stated that the SEQR process could be initiated to get things moving forward, but that topography and wetland delineation is all what's going to drive what happens with the project. All the environmental concerns have to be addressed, ex. Archeological etc.

REFERRALS-REPORTS & RECOMMENDATIONS:

ZBA Appeal #2014-04-Mosher-39 Janine Drive-Area Variance-In ground pool in front yard-assigned to Mike Bottillo

Mike Bottillo stated that the meet with the applicants who want to construct a 25' x 15' in ground pool on their property. They live on a corner lot and therefore have two frontages. After talking to a couple of neighbors and looking at the applicant's property, Mike makes a positive recommendation to the Zoning Board of Appeals that they grant the Area Variance. * See attached report for further details.

MOTION: A motion was made by Mike Bottillo as follows: **The Town of East Greenbush Planning Board hereby recommends that the Zoning Board of Appeals grant the Area Variance.**

Second by Paul DiMascio & 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

ZBA Appeal #2014-05-Stewart's Shop-326 Columbia Turnpike-Area Variance- Gas Canopy-assigned to Ralph Viola with assistance from Judy Condo- discussion of this referral was tabled until the next meeting.

NEW ZBA REFERRALS:

ZBA Appeal #2014-07-Starbucks-600 Columbia Turnpike-4 Area Variances- 4 Signs-assigned to Judy Condo

**REVIEW AND APPROVAL OF THE MARCH 26th & APRIL 9, 2014 MEETING
MINUTES**

Motion by Matt Mastin to approve the March 26, 2014 meeting minutes. Seconded by Kelly Sambrook. Motion carried by a 5-0-2. Chairman Poslinello & Mike Bottillo abstained.

Motion by Chairman Polsinello to approve the April 9, 2014 meeting minutes. Seconded by Judy Condo. Motion carried by a 5-0-2. Matt Mastin & Kelly Sambrook abstained.

ADJOURMENT

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

Respectfully Submitted



Alison Lovely
Planning Board Secretary

4/22/2014

Zoning Board referral for 39 Janine Drive

On April 21st, 2014 I visited 39 Janine Drive , home to Nathaniel and Tara Mosher, whom are apply for a "Area Variance" so they can install a 25 x 15 foot in ground pool. The Mosher's live on a corner lot and has 2 frontages, therefore have no back yard. They want to put the pool on the south side of their home, which will be located on the side portion of their home. The yard behind their home has a serve slope and makes it financially unreasonable to install there.

After reviewing the property with Mr Mosher, I talked to the neighbors who live across the street. I talked to Mrs. Lallier at 44 Janine Drive as well as Mrs. Seward at 42 Janine Drive and both had no objection with the Mosher's pool. I did visit 40 Janine, but there was nobody home. The Mosher's are the last house on Janine and would have no current neighbor on the south side of the home, where the pool would be.

I am going to make a positive recommendation on the Mosher's pool and ask the Zoning Board to approve the "AREA VARIANCE" for 39 Janine Drive.

Michael Bottillo