

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
AUGUST 27, 2014

Members:

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

PUBLIC HEARINGS:

NONE

REVIEW AND APPROVAL OF MEETING MINUTES

Motion by Chairman Polsinello to approve the July 23, 2014 meeting minutes with corrections. Seconded by Judy Condo. Motion carried by a 6-0-1. Kelly Sambrook abstained.

Lee Cookson of Empire Circle approached Chairman Polsinello and asked if there were any accommodations for the hearing impaired. After checking it was determined that there was nothing in the court room. Mr. Cookson wanted it added to the meeting minutes that he inquired.

OLD BUSINESS:

REGENERON BLDG. 85 PARKING LOT EXPANSION

(12-11C)

Steve Hart of Hart Engineering presented the project to the Board. Eric Rose of Regeneron was also present. Steve stated all that is left is for Chazen to review the technical details. The only change from the original plan was that they had to shift the parking lot 20' closer to the building, due to a fiber optic line. Matt Mastin asked if the rain guard remained about the same size. Steve stated the rain guard increased in size and that approximately 10 parking spaces were lost, but the site gained green space. Chairman Polsinello asked if the board had any further questions. There were no further 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 management and hereby issues a Negative Declaration under SEQRA.**

Second by Matt Mastin & 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

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

- **Satisfying outstanding technical details as determined by the Town Planning Department & Town's Consulting Engineer**
- **All remaining fees are paid to the Town.**

Second by Judy Condo & 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

EAST GREENBUSH TECH PARK-BLDG ADDITION-26 TECH VALLEY DR. (14-01)

Steve stated that this project was previously approved and this is an amendment and update to the Planning Board. Art & Paul Dombrowski were both present. The project will be completed in two phases. Phase 1 will consist of 1/2 of the project consisting of approximately 42,000 square feet. Phase 2 will consist of the rest of the project. A sheet showing the phasing will be added to the complete set of plans.

MOTION: A motion was made by Chairman Polsinello as follows: **The Town of East Greenbush Planning Board hereby approves the minor site plan amendment.**

Second by Mike Bottillo & 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

TWIN COUNTY MEDICAL GROUP-583 COLUMBIA TRPK-UPDATE (14-09)

Steve Hart stated that this is an update to the Board. The project consists of a dialysis center. The roof and interior are currently being worked on. Approximately 3,000 square feet of asphalt will be ripped out and turned into green space. A 2,000 square foot addition will be constructed in the rear of the existing building. A 6' x 17' overhang will be constructed in the rear over the rear doorway and a 4' x 31' overhang will be constructed in the front of the building over the front door. An ADA compliant ramp will be constructed along the rear of the building. They are utilizing the existing water and sewer lines. There will be no changes in elevations. The court yard brick area in front of the building will remain. Chairman Polsinello asked about signage. Steve stated that any signage will be in compliance with current zoning. Matt asked if the landscaping that is show in the plan along Routes 9 & 20 is what exists today. Steve stated that what is shaded darker is all new landscaping. Ralph stated that he stills thinks that the entrance and drop off area are still confusing. Steve stated that signage will be installed for the entrance in and drop off area. He asked if a dumpster will be added and if the entrance from Fun Plex will be closed off, the dumpster is staying in its current location and they are not closing off the entrance by Fun Plex in case it's needed later on. Judy asked about the curb cuts and if 2 are remaining. Steve stated that yes they are keeping both of them. Chairman Polsinello stated that this was an update to the Board and that there is no action tonight.

FIACCO-118 TROY ROAD-MINOR SITE PLAN (13-23)

Rob Osterhout of Bohler Engineering presented the project to the Board. The site consists of under 1/3 of an acre. The use will be commercial, as it was changed from residential years ago. They are maintaining the existing curb cut. The building has recently been demolished. The parking will be located in front of the building. The grade into the site was steep so the elevation has been dropped and the finished floor will be down a couple of feet. The building proposed is 2,975 square feet and will be used for retail. Landscaping will be located around the building. The storm water runoff will be collected in swales in the rear of the building as it runs off the roof to a closed drainage system with perforated pipe that runs to the catch basin out to a dry well. Water runoff from the site has been reduced by 25%. NYS DOT has issued the highway work permits for the site. Kelly asked what kind of retail it would be. Rob stated that he can't disclose it. Matt asked if sidewalks would be constructed along the front of the property. Rob stated that it was discussed in the PRT meeting and that his client would put up cash escrow to cover the sidewalks when the corridor is fully built out with sidewalks. Ralph asked if there were any elevation drawings. Rob stated that the building will be like the 16 Handles building in Town. Ralph asked if there is any landscaping proposed for the front of the site. Rob stated that since there is the sidewalk proposed, none for the front, but they will put some on the sides of the building. Judy asked if there would be any parking lot lights. Rob stated just building mounted lighting downward facing into the parking lot, no light poles are proposed. Chairman Polsinello stated that he wondered how the cash escrow would be established. Jim stated that it should made a condition as well as the plans would show a sidewalk on the plans. Jim also needs to review the storm water report and that the applicant should have his engineer draw up an estimate for construction of the proposed sidewalk for him to review.

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 management and hereby issues a Negative Declaration under SEQRA.**

Second by Matt Mastin & 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

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

- **That the applicant provides cash escrow in the amount necessary as determined by the applicant's engineer and agreed upon by the Building Department and the Town's Consulting Engineer to cover the cost for future construction of sidewalks and landscaping.**
- **Satisfying outstanding technical details as determined by the Town Planning Department & Town's Consulting Engineer.**
- **All remaining fees are paid to the Town.**

Second by Mike Bottillo & 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:

Mike Bottillo recused himself in regards to the Capital View Casino & Resort project and left the meeting.

CAPITAL VIEW CASINO & RESORT

(14-16)

Anthony Stellato from CHA represented Capital View Casino & Resort presented a preliminary presentation of the site plan which is the initial step in the SEQR process mainly to ask the Board for consideration with moving forward with lead agency coordination. Access to the site will be located on Route 4 at the existing Fed Ex signal. The proposed building will be 285,000 square feet which will consist of a casino, hotel and restaurants.

A parking garage will be constructed with 600 spaces and an outside parking area will also be provided for a total of 2,000 +/- cars. A cul de sac will be constructed to end Thompson Hill Road. A parking lot and connector will be constructed between the Davis Building and Casino for emergency access only. Paul asked how many lanes for the emergency access; Tony stated that it will be two lanes for incoming and outgoing emergency traffic. Gardens and ponds will be constructed as you enter the site. A bus entrance will be located as well as a parking garage entrance. Water and Sewer will be accessed on Route 4. Steve Wilson discussed submissions under SEQR. Jim Connors explained the SEQR process. Anthony wanted to clarify that the application that the Board has in front of them is the PDD Application and is not the complete SEQR submission; it is just the initial submission. Tony stated that the application will be on the website in the next couple of days and that future documents for the project will be posted on the website as they are submitted.

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 in regards to SEQR relative to the review and action concerning the PDD application filed by the Capital View Casino & Resort.**

Second by Judy Condo & roll called as follows:

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

MOTION CARRIED BY A 6-0 VOTE

REFERRALS-REPORTS & RECOMMENDATIONS:

NONE

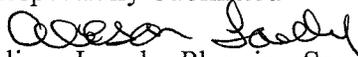
NEW ZBA REFERRALS:

NONE

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 Secretary