

# 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 11, 2015

#### Members:

Matt Polsinello, Chairman  
Mike Bottillo  
Ralph Viola  
Paul DiMascio

#### Also Present:

Alison Lovely, Planning Board Secretary  
Phil Danaher, Planning Board Attorney  
James Connors, P.E, Consulting, Engineer/Planning Board

#### CALL TO ORDER / DETERMINATION OF QUORUM

Chairman Polsinello called the meeting to order and determined that a quorum of four (4) members were present. Matt Mastin, Judy Condo & Jim Giordano were absent.

#### OLD BUSINESS:

##### VISION'S HOTEL-ROUTE 4/TEMPEL LANE-MINOR SITE PLAN MOD (13-20b)

Eric Redding of Bergmann Associates presented the proposal to the Board. Steve Boisvert from Bergmann was also present. Eric stated a full set of site plans and truck turning radius has been submitted to Chazen. Eric showed the overall PDD master site plan which has been revised to match the new entrance and parking lot entrance to the hotel site. He showed an elevation plan which also shows the previously approved grade and the current grade which was increased by 10 feet. The truck turn plan is adequate to handle emergency access. Jim Connors stated that the Fire Department needs to send a letter in to the Town Planning Board approving the plan and acknowledging that they have to access the site off of Tempel Lane. Steve Boisvert also verified the size of the truck to mimic the exact dimensions to incorporate onto the site plan. Ralph stated that the site is still going to be congested. Eric stated that the service road won't be constructed until the 2<sup>nd</sup> phase. Chairman Polsinello asked if the Boulevard Road is going to be private and also that the entrance into the site will be a right in, right out only. Eric stated that yes it is. Jim Connors stated that one thing raised at the PRT meeting was how they will direct truck traffic and how they will discourage truck traffic onto the connector road.

**MOTION:** A motion was made by Chairman Polsinello as follows: **The Town of East Greenbush Planning Board hereby grants final conditional approval of the proposed minor site plan modification, and it is further determined that the prior SEQR determination of this Board is still in full force and effect and is applicable for the minor modification set forth herein.**

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

**Second by Paul DiMascio & roll called as follows:**

**M. Polsinello-YES; M. Bottillo-YES; P. DiMascio-YES; R. Viola-YES;**

**MOTION CARRIED BY A 4-0 VOTE**

**ACTION WASTE-3396 RIVER ROAD-MINOR SITE PLAN (14-22)**

Steve Hart of Hart Engineering stated that he has received the recent review comments from Chazen. He stated that Diane Rich, the owner of the proposed business was also present. The site consists of 9 acres off of Route 9J. He showed the aerial view, which is the same plan except that the two handicapped parking spaces have been moved, the parking lot stripped and he has added the truck turn around radius which shows a widening of the pavement by 5 feet to 20 feet. He stated that they may need to add a wider turning radius off of Route 9J as well for trucks coming from the south. Building lights and a site light have been added to the plan. Paul asked about the space between the buildings. Steve stated that the five feet will be filled with crusher run. Ralph inquired about the distance between the two buildings, regarding safety and if any fire rated material will be added. Jim Connors stated that it will have to be looked at and can fall under the technical comments in the approval. Paul asked if a chain link fence would be installed to prevent people from walking into the unsafe space.

**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.**

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

**Second by Paul DiMascio & roll called as follows:**

**M. Polsinello-YES; M. Bottillo-YES; P. DiMascio-YES; R. Viola-YES;**

**MOTION CARRIED BY A 4-0 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 Paul DiMascio & roll called as follows:**

**M. Polsinello-YES; M. Bottillo-YES; P. DiMascio-YES; R. Viola-YES;**

**MOTION CARRIED BY A 4-0 VOTE**

**NEW BUSINESS:**

NONE  
8020

**REFERRALS-REPORTS & RECOMMENDATIONS:**

NONE

**NEW ZBA REFERRALS:**

NONE

**REVIEW AND APPROVAL OF MEETING MINTUES**

Motion by Chairman Polsinello to approve the Janaury 28, 2015 meeting minutes.  
Seconded by Paul DiMascio. Motion carried by a 4-0 vote.

Chairman Polsinello briefly discussed some of the projects that have appeared at PRT.

Chairman Polsinello stated that he was contacted about the Capital View Casino PDD today about what the Planning Board's next step is going to be and what action we need to take, whether we even need to take action. Chairman Polsinello stated that as their PDD stands in the current form can't work. So the applicant either needs to modify or withdraw it. The Planning Board either needs to refer it back to the Town Board saying we can't take further action on it as we see it or if we get to that point, grant extensions but the Planning Board is not under any deadlines at this point in time. Phil Danaher stated that the project is dead as is and the Town Board could act also if they wanted on their own. Chairman Polsinello stated that nothing has to be sent to the Town Board for them to act; they know what's going on and can act on their own. Jim Connors stated that the project is still within the SEQR process and that the applicant has not sent him anything more to review, so there is nothing further to do at this point. Jim Connors stated that the simplest thing the applicant can do is write a letter to the Town Board and withdraw their application. Jim stated that we have until April or May before deadlines become an issue. Phil stated that if the Town Board wanted to that they could do a resolution that states in the PDD that was referred to you was contingent upon a gambling license being granted to the applicant and it wasn't, therefore it's now a legal impossibility. Phil stated that all the Planning Board does is make a recommendation to the Town Board regarding the PDD, this Board doesn't approve it. Even if an amended PDD was submitted, it would have to start the process over again.

**ADJOURMENT**

There being no further business before the Board, the meeting was adjourned by Chairman Polsinello. Seconded by Paul DiMascio. Carried by a 4-0 vote.

Respectfully Submitted

Alison Lovely, Planning Secretary