

TOWN OF EAST GREENBUSH PLANNING BOARD

TOWN HALL, 225 COLUMBIA TURNPIKE, RENNELAER, NY 12144 (518) 694-4011 FAX (518)477-2386

MEMORANDUM

EAST GREENBUSH PLANNING BOARD
MEETING MINUTES
MARCH 25, 2015

Members:

Matt Polsinello, Chairman
Mike Bottillo
Ralph Viola
Judy Condo
Jim Giordano

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 five (5) members were present.

OLD BUSINESS:

WITBECK HAMPTON MANOR-MAJOR SUBDIVISION

(97-01)

Steve Hart of Hart Engineering stated that he is present on behalf of Tyler Culberson, the grandson of George Witbeck and Mike Pigliavento, the builder and developer of the proposed project. The last time this project was in front of the board was in 2008, when it was approved as a cluster subdivision. It first started out as single family development and then converted over to twin homes. The site is located in Hampton Manor. Steve stated that the plan shows 36 homes, 18 twin homes each on an individual lot for a total of 36 lots. The plan that the Board has shows curbing, street trees, sidewalks & street lighting. The plan that Steve is pointing to shows all of those items removed and have taken a 24' asphalt width and widened it to 28' in lieu of the above items. The cost for the above items was driving up the cost of the project. Part of what the developer is proposing is to assist the Town in some of the costs of the improvements to the Town's sewage treatment plant in relation to this project in the area of approximately \$30,000. The twin homes could be built as is shown on the plan or building single family homes. Currently there is a zero lot line, but there is room for the developer to provide separation on each side. Chairman Polsinello stated that for the Board's information. The project was approved some time ago, but the maps were never signed and filed with the county. Also, Jim Connors who would normally be the Town's designated consulting engineer has to bow out of this project in terms of review as Chazen performed the storm water engineering behind this project. Hank Labarba from Labarba will be the designated Town's consulting engineer. Steve said they are also looking to steepen the road slope due to the amount of fill the developer would have to bring in, currently it is at 6% but it will still meet Town code at 7% or 7 1/2%.

Ralph asked if a light pole would be placed in front of each home if the sidewalks are eliminated and with the additional 4' roadway are they going to designate that as a bike path or walkway or is it just going to be an extra 2' of pavement on both sides. Steve stated that it would just be wider asphalt on each side for a wing gutter. A bike path was mentioned but there were certain concerns with that. Steve stated that either a deed restriction or it would be added into the resolution that a light pole would be put out near the mailbox near the street as well as one tree.

●Ralph also mentioned with the homes being separated with a 6ø or 7ø distance, then there is the requirement for fire proof exterior material in case of a fire. Ralph said that he doesn't really care for the lots being split. Steve stated that Ron Stark is looking into what the separation should really be by the NYS Fire Code.

Judy asked for clarification regarding the setback and also if the gray areas on the plan were the driveways and would they all go the same way if the applicant built single family homes. Steve stated that was correct. Is the depiction similar to what would be built. Steve stated that there are like 6 different depictions and the plans show four. The size is 1,600 to 2,100 sq. ft.

Ralph asked if the picture with the breezeway was approved as a development. Steve stated that no it's not. It's either separate or together. Would some screening be put around the detention area. Steve stated that yes, they could add some.

Jim asked if they consider what's shown on the plan a twin home, what is the distance between the two houses with a breezeway. Steve stated, 10 feet. Jim stated if they consider them separate homes, what would the distance between them be. Steve stated 12 feet and that Ron is looking into what the NYS required for setbacks.

Chairman Polsinello asked the Phil what the procedure is from here. Phil stated that since this project was never signed and filed with the County, that a post approval modification could be done, Phil's recommendation is to schedule the project for a public hearing and then act after that. Phil asked what the underlying zoning is. Steve stated it's R-2. The question is how the applicant can keep the cluster, get rid of the breezeway and have single family dwellings. Chairman Polinello asked if the Board is in favor of the project having single family homes, removal of sidewalks, lighting and giving monetary to Town sewer system. The Board stated that yes they were in favor.

NEW BUSINESS:

SIEGAL/BUONOCORE-40 GILLIGAN ROAD-LOT LINE ADJ. (15-02)

Daniel Buonocore stated that the applicant is selling his property and owns six acres and he wants to purchase approximately 45 square feet to add to his property.

MOTION: A motion was made by Chairman Polsinello as follows: The Town of East Greenbush Planning Board hereby declares itself Lead Agency and issues a Negative Declaration under SEQRA and grants final approval of the proposed lot line adjustment prepared by Boswell Engineering, and dated March 25, 2015.

Second by Judy Condo & roll called as follows:

M. Polsinello-YES; M. Bottillo-Yes; J. Condo-YES; R. Viola-YES; J. Giordano-YES.

MOTION CARRIED BY A 5-0 VOTE

REGENERON-81 COLUMBIA TRPK.-BLDG'S 85 & 91-MINOR SITE PLAN MOD (12-11g)

Steve Hart presented the minor site plan modification to the Board and stated that Kyle Cherry & Rob Grant both of Regeneron were present. The proposal is to construct three generator pads. Two would be close to building 85 and one close to building 91. Green vegetation is proposed for the one proposed for in front of building 85 and will be fully enclosed. Jim asked how often do they run. Steve stated that only in emergencies. Ralph asked what the distance is from the nearest home on Catskill Avenue. Steve stated that the distance is probably 200øbut is located behind a retaining wall and sits much lower. They are tested once a month for ten minutes.

REGENERON-81 COLUMBIA TRPK.-PROPOSED BLDG. -INFORMATIONAL ONLY

Steve Hart stated that Regeneron is proposing a new building and will need a variance for the height. The height of the building will be 55øfeet and consist of 4 stories, 70, 000 square feet and sits on 13 acres of land. The maximum building height is 50ø Deliveries will be to the front the building. A SWPP through NYSDEC will be required as over 1 acre is being affected. Underground detention will be constructed. They are going to try to save as much greenspace as possible.

MOTION: A motion was made by Chairman Polsinello as follows: The Town of East Greenbush Planning Board hereby declares itself lead agency since there are no other involved agencies and issues a Negative Declaration under SEQRA and grants final approval of the proposed minor site plan modification.

Second by Ralph Viola & roll called as follows:

M. Polsinello-YES; M. Bottillo-Yes; J. Condo-YES;R. Viola-YES; J. Giordano-YES.

MOTION CARRIED BY A 5-0 VOTE

REFERRALS-REPORTS & RECOMMENDATIONS:

NONE

NEW ZBA REFERRALS:

ZBA Appeal # 2015-01 ó Regeneron - 81 Columbia Turnpike-Area Variance-Building Height-assigned to Mike Bottillo

REVIEW AND APPROVAL OF MEETING MINTUES

Motion by Chairman Polsinello to approve the March 11, 2015 meeting minutes. Seconded by Judy Condo. Motion carried by a 5-0 vote.

Chairman Polsinello discussed projects from Project Review Team this am.

ADJOURMENT

There being no further business before the Board, the meeting was adjourned by Chairman Polsinello. Seconded by Judy Condo. Carried by a 5-0 vote.

Respectfully Submitted

Alison Lovely, Planning Secretary