

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 8, 2015

Members:

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

Also Present:

Diane Earing, Acting 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 six (6) members were present. Matt Mastin was absent.

OLD BUSINESS:

NONE

NEW BUSINESS:

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

Marty Zanghi from Hart Engineering, representing Steve Hart presented the proposal to the Board. Marty stated that after a structural evaluation it has been determined that the existing building will be demolished and a new 40' x 80' building will be constructed on the site in the same building footprint as was originally approved. Marty stated that some widening has been proposed at the entrance to the site from Route 9J for truck turning radiuses and the applicant will be applying to NYSDOT for a permit for the work. Chairman Polsinello asked if there were any questions from the Board. Jim Connors stated that there are just minor technical comments and there is no reason for the Board not to approve this tonight. Jim stated that the building has been moved further back off of Route 9J which has given them more room to maneuver and he feels this is a better plan.

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 Jim Giordano & roll called as follows:

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

MOTION CARRIED BY A 6-0 VOTE

REFERRALS-REPORTS & RECOMMENDATIONS:

ZBA Appeal # 2015-01 – Regeneron - 81 Columbia Turnpike-Area Variance-Building Height-report by Mike Bottillo

Mike stated that he visited the site and met with the applicant's representative Steve Hart. The site is located in the OI Zoning District. The applicant is proposing to construct a new 4 story office building. The proposed height of the new building is 55 feet. The maximum building height in the OI Zoning District is 50 feet. Therefore the applicant is asking for a 5 foot variance. Mike stated that he met with Steve on Catskill Avenue where residential houses and apartments exist and are approximately 300 yards from the new proposed building. The view from that area is fenced in with a tree line. Mike also visited Discovery Drive on the opposite side of where the building will be constructed and doesn't feel there are any real issues with it. Mike's recommendation is to make a positive recommendation to the Zoning Board of Appeals.

*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 Judy Condo & roll called as follows:

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

MOTION CARRIED BY A 6-0 VOTE

NEW ZBA REFERRALS:

NONE

REVIEW AND APPROVAL OF MEETING MINTUES

Motion by Chairman Polsinello to approve the March 25, 2015 meeting minutes with typographical errors as noted by Judy Condo. Seconded by Jim Giordano. Motion carried by a 6-0 vote.

Chairman Polsinello stated that the Project Review Team meeting this am was cancelled.

ADJOURMENT

There being no further business before the Board, the meeting was adjourned by Chairman Polsinello. Seconded by Judy Condo. Carried by a 6-0 vote.

Respectfully Submitted


Alison Lovely, Planning Secretary

4/4/2015

Zoning Board referral 81 Columbia Turnpike– Area Variance (Height).

On March 4th, 2015 I visited 81 Columbia Turnpike, property belonging to Regeneron represented by that day by Steve Hart of Hart Engineering.

The property is located in an OI zoning district(Corporate office, Industrial). The max Height for a property is 50 feet and Regeneron is looking to build a building of 55 feet. I meet Steve Hart on Catskill Ave where there are residential houses and apartments, roughly 300 yards from where the new building is to be constructed. The view from this area is fenced and totally tree lined and the new build will not inhibit any view from this point. It will not have any adverse effect or physical impact or environmental conditions on the neighborhood. I also road down Discovery Drive, from the opposite side of where the new structure will be and from that view point I found the same result.

I am going to make a positive recommendation to Zoning Board for the Regeneron property at this time for the Area Variance, for the new four story building and 5 foot variance on the height at 81 Columbia Turnpike

Michael Bottillo