

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
OCTOBER 14, 2015

Members:

Matt Mastin, Acting Chairman
Ralph Viola
Paul DiMascio
Judy Condo

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

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

PUBLIC HEARINGS:

NONE

OLD BUSINESS:

BERKELEY ESTATES-SCHEDULE A PUBLIC HEARING

(07-13)

MOTION: A motion was made by Acting Chairman Mastin as follows: **A Public Hearing is hereby scheduled for October 28, 2015 @ the East Greenbush Town Hall @ 7:05 PM.**

Seconded by Judy Condo & roll called as follows:

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

MOTION CARRIED BY A 4-0 VOTE

NAPA-300 COLUMBIA TURNPIKE-MAJOR SITE PLAN-UPDATE

(14-02)

Steve Hart of Hart Engineering gave an update to the Board. The project was approved in March of this year and then came back in for a modification in June for a retaining wall. Some of the parking has been reoriented and a few more spaces have been added. Hoffman's has shrubbery on the North side of Napa's property. Since there is existing shrubbery there, what was proposed for there has been moved in front of the current Napa. The height for the lighting has been reduced down. Paul asked if the other two buildings on the site were remaining. Steve stated that yes they are. Ralph asked if the green area to the right of the site adjacent to Onderdonk Avenue would be used as access. Steve stated that no it won't be used for access, it's just an area for cars to back it, and it's a steep slope. Plantings have been added close to Routes 9 & 20 in front of the Napa store.

NEW BUSINESS:

REGENERON-81COLUMBIA TRPK.-TEMP. OFFICE TRAILERS (12-11H)

Steve Hart of Hart Engineering presented the project to the Board and stated that Rick Amo and Kyle Cherry from Regeneron were also in attendance. Steve Hart stated that the proposal is to remove a single story trailer and construct a two story trailer in front of building 85 and to add an additional 18' x 20' to the trailer in front of building 12. Catskill Avenue has existing shrubs to screen the project from neighbors. Judy Condo asked what the definition of temporary is. Kyle stated that the new 70,000 square foot office building is in front of the Town Board next Wednesday night for final approval so the Board could revisit this minor site plan modification after 12 months to see where their at if necessary. Acting Chairman Mastin asked what is anticipated for building time. Kyle stated that they hope to get the Certificate of Occupancy by the end of next year. Acting Chairman Mastin asked if there were any additional comments from the Board. There were none. Kyle stated that the trailers are rented so they have to be returned to their owner at some point. He also stated that the trailers sit on crush stone and aren't permanent, the ground will be converted back to grass when their gone. Ralph asked if a tree had been replaced from the one removed on the Sherwood Avenue side of the site. Steve stated that he wasn't sure but that they could check into it. Phil stated that the resolution should say "Temporary Minor Site Plan Modification" and that as a condition of approval that the Board could put a duration of 3 years and then revisit the progress.

MOTION: A motion was made by Acting Chairman Mastin as follows: **The Town of East Greenbush Planning Board hereby issues a Negative Declaration under SEQRA and grants final approval of the proposed temporary minor site plan modification subject to the following conditions:**

- **Satisfying outstanding technical details as determined by the Town's Consulting Engineer and Town Planning Department.**
- **That the applicant returns to the Planning Board within 3 years.**

Seconded by Paul DiMascio & roll called as follows:

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

MOTION CARRIED BY A 4-0 VOTE

REFERRALS-REPORTS & RECOMMENDATIONS:

ZBA Appeal # 2015-11-Cherubino – 62 Celeste Drive- Special Use Permit & Area Variance for front setback for addition for in law apartment-report emailed in by Mike Bottillo

Acting Chairman Mastin read the report that Mike emailed to the Board. Mike stated that he met with the applicant and they want to construct an in law apartment. The applicant's property is on a corner lot and the front of their home faces Celeste Drive and the side of their home where the addition will be constructed faces Ridge Road. The new addition is proposed to be built 19' from Ridge Road, and a 25' setback is required. The addition will not extend past the front the applicant's home. Mike talked to one neighbor on Ridge Road on the same side as where the addition is proposed.

They did not have a problem with it. Mike stated that last year he recommended approval of a special use permit for a house at 799 Ridge Road so he feels that it sets precedence for the applicant's property. The only condition I recommend is that once the in law no longer occupies the apartment, it **cannot** be used as rental property and must revert back to a single family structure. I recommend a favorable recommendation to the Zoning Board.* See attached report for further details.

MOTION: A motion was made by Matt Mastin as follows: **The Town of East Greenbush Planning Board hereby recommends that the Zoning Board of Appeals grant the Special Use Permit & Area Variance.**

Seconded by Paul DiMascio & roll called as follows:

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

MOTION CARRIED BY A 4-0 VOTE

ZBA Appeal # 2015-12-Zimmer – 63 Phillips Road- Area Variance for rear setback for garage -report by Ralph Viola

Ralph stated that he met with the applicant and he wants to construct a 24' x 24' garage on his property that would replace an existing garage/storage shed currently located approximately 3 feet from his rear property line. If Mr. Zimmer adhered to the 25' rear setback requirement then the proposed garage would encroach onto his existing shared driveway with the home located at 61 Phillips Road, his existing sewer would have to be relocated, there would be a problem with run off from rain and he also abuts to the rear a National Grid right of way where no homes can ever be constructed so this buffer provides a 125' rear setback distance from the nearest home. Given the above findings, I recommend a favorable recommendation to the Zoning Board.* See attached report for further details.

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

Seconded by Matt Mastin & roll called as follows:

M. Mastin-YES; M. Bottillo-YES; P. DiMascio-YES; R. Viola-YES.

MOTION CARRIED BY A 4-0 VOTE

NEW ZBA REFERRALS:

NONE

REVIEW AND APPROVAL OF MEETING MINUTES

Approval of the June 10, 2015, July 8, 2015, August 12, 2015, August 26, 2015 & September 23, 2015 meeting minutes postponed due to a quorum issue.

ADJOURNMENT

There being no further business before the Board, the meeting was adjourned by Acting Chairman Mastin. Seconded by Judy Condo. Carried by a 4-0 vote.

Respectfully Submitted

Alison Lovely, Planning Secretary