

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
SEPTEMBER 23, 2015

Members:

Matt Mastin, Acting 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

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

PUBLIC HEARINGS:

NONE

OLD BUSINESS:

GREENBUSH ASSOCIATES-21 TECH VALLEY DR.-PARKING LOT-UPDATE (14-01A)

Steve Hart presented the update to the Board and stated that Art & Paul Dombrowski were also present. The project consists of a 199 car parking lot addition, basically adding two lots together to make one large parking lot located at 21 Tech Valley Drive. The proposed islands inside the parking lot will be doubled in size and more landscaping has been added to them. Seventeen parking spaces were lost but some of those parking spaces were relocated to add the pedestrian stripped walkway down the middle of the parking lot, as this was a concern of the Board. A crosswalk across Tech Valley Drive was added to the plan with a sidewalk closer to the building. Acting Chairman Mastin asked if there were any questions from the Board. Jim Connors stated that the project can be approved and he is finalizing his review of minor details on Monday.

MOTION: A motion was made by Acting Chairman Mastin 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.**

Seconded by Mike Bottillo & roll called as follows:

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

MOTION CARRIED BY A 4-0 VOTE

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

- **The design professional will be required to inspect and certify that all work has been completed in accordance with the approved plans prior to issuance of a Certificate of Compliance and all certifications are to be submitted to the Building Department prior to the issuance of the C of C.**
- **Satisfying outstanding technical details as determined by the Town Planning Department & Town's Consulting Engineer**
- **All remaining fees are paid to the Town.**

Seconded by Paul DiMascio & roll called as follows:

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

MOTION CARRIED BY A 4-0 VOTE

REGENERON-81COLUMBIA TRPK.-70,000 SQUARE FOOT BUILDING (12-11H)

Steve Hart of Hart Engineering presented the project to the Board and stated that Rob Bievenue from Regeneron was also in attendance. The proposed site for the building is currently where the contractor parking lot is. Steve stated that he has met with the Town Board for the pedestrian bridge which is proposed as Phase 2 of the project. The aerial pedestrian bridge would serve as a means to access the recently approved 216 parking lot. This lot would be accessed only by Regeneron employees as you have to swipe a badge to get into the parking lot and then again to cross over the pedestrian bridge. The building is four stories with a 1 ½ story café. A note will be added to the plans that a certificate of occupancy will not be able to be obtained until the 216 space parking lot is built. The pedestrian bridge requires Town Board approval with easements required for it to be constructed across Discovery Drive. Acting Chairman Mastin asked if there will be any lights to light up the crosswalk. Steve stated that yes there will be. Jim Connors stated that there are only technical comments left to be address at this point and that the Board can recommend approval to the Town Board. Paul DiMascio asked how far the pedestrian bridge will be off of the ground. Steve stated approximately 15' to 16' off the road. Acting Chairman Mastin asked if there were any additional comments from the Board. There were none.

MOTION: A motion was made by Acting Chairman Mastin as follows: **The Town of East Greenbush Planning Board recommends that the Town Board issue a Negative Declaration under SEQRA.**

Seconded by Paul DiMascio & roll called as follows:

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

MOTION CARRIED BY A 4-0 VOTE

MOTION: A motion was made by Acting Chairman Mastin as follows: **The Town of East Greenbush Planning Board recommends granting final site plan approval subject to the following conditions:**

- Satisfying outstanding technical details as determined by the Town's Consulting Engineer and Town Planning Department; and
- All remaining fees and escrow are paid to the Town.
- The design professional will be required to inspect and certify that all work has been completed in accordance with the approved plans prior to issuance of a Certificate of Occupancy or Certificate of Compliance and all certifications are to be submitted to the Building Department prior to the issuance of the C of O or C of C.

Seconded by Mike Bottillo & roll called as follows:

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

MOTION CARRIED BY A 4-0 VOTE

REGENERON-81COLUMBIA TRPK.-LOT LINE ADJUSTMENT (12-11H)

Steve Hart presented the proposed lot line adjustment to the Board. Approximately 0.78 acres from Building 81 is being conveyed to the SUNY parcel where the 70,000 square foot building is being proposed to be constructed. The detention pond and site infrastructure will be located on the 0.78 acres parcel for this building. Acting Chairman Mastin asked if there were any questions. There was none.

MOTION: A motion was made by Acting Chairman Mastin as follows: **The Town of East Greenbush Planning Board has determined this is an unlisted action with no other involved agencies. As such the 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 CHA, and dated September 9,2015.**

Seconded by Paul DiMascio & roll called as follows:

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

MOTION CARRIED BY A 4-0 VOTE

NEW BUSINESS:

NONE

REFERRALS-REPORTS & RECOMMENDATIONS:

ZBA Appeal # 2015-10-Christiansen – 171 Waters Road- Special Use Permit-Apartment for mother over proposed 3 car garage-report by Ralph Viola

Ralph stated that he met with the applicant and he wants to construct a 30' x 40' three bay garage with an apartment above it for his mother to reside in. The property is zoning R-B and this zoning requires a special use permit to allow an accessory dwelling unit as per Section 3.7.10. The homeowner plans to upgrade the existing septic system and drill a new well to service his home and the new garage/apartment. In reference to Section 3.7.10 the following stipulations/restrictions are enforced. That the dwelling may only be intended for non-commercial use, for use by no more than two family members and that the temporary special use permit expires when the person who was approved for living in the accessory building leaves or no longer lives there. Ralph spoke to the closest neighbor who did not have a problem with it. The other adjoining land owners were not home. * 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 Special Use Permit.**

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:

ZBA Appeal #2015-11 – Cherubino-62 Celeste Drive-Special Use Permit an Area Variance-Proposing addition for mother in law - assigned to Mike Bottillo

ZBA Appeal #2015-12-Zimmer-63 Phillips Road-Area Variance for rear setback for garage- assigned to Ralph Viola

REVIEW AND APPROVAL OF MEETING MINTUES

Approval of the June 10, 201, July 8, 2015, August 12, 2015, August 26, 2015 meeting minutes postponed due to a quorum issue.

ADJOURMENT

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

Respectfully Submitted


Alison Lovely, Planning Secretary

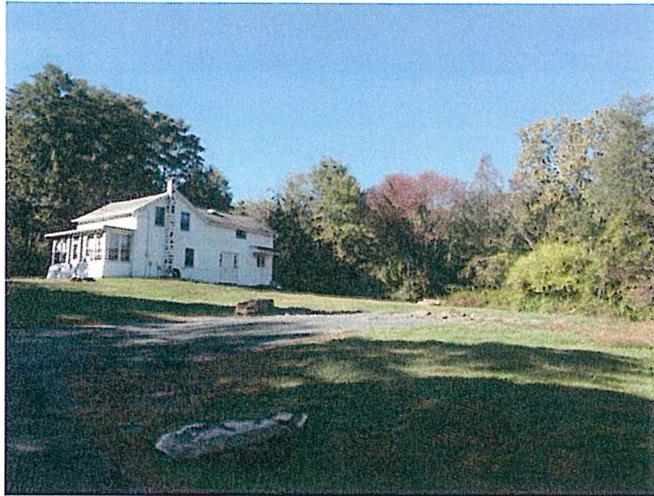
September 9, 2015

East Greenbush Planning Board
225 Columbia Turnpike
East Greenbush, NY 12061

Attn: Chairman Matt Polsinello

RE: Special Use Permit Review
Appeal # 2015-10

John Christanson
171 Waters Road
East Greenbush, NY 12061



I met with the applicant John Christanson on Tuesday September 8, 2015 to discuss the special use permit request.

The applicant is seeking a special use permit to allow him to construct a 30' x 40' three bay garage with an apartment for his mother to reside in. The property is jointly owned by John Christanson and his mother. This 2.78 acre parcel is located on Waters Road off of Elliot Road in an R-B Residential Buffer district. This zoning district requires a special permit to allow an accessory dwelling unit as per Section 3.7.10. The existing parcel had a detached garage that has been demolished in preparation for the new three bay garage. The homeowner plans to upgrade existing septic system and drill a new well to service his home and the new garage/apartment.

In reference to Section 3.7.10 the following stipulations/restrictions are enforced:

Dwelling may only be intended for non-commercial use

For use by no more than two family members

The temporary special use permit expires when the person who was approved for living in the accessory building leaves or no longer lives there.

This request would not alter the existing character of the neighborhood. In fact there are several large detached dwellings along most of Waters Road. There aren't any residential homes and/or residences nearby that would have any visual impact or increased noise levels due to this dwelling. I spoke to the neighbor at 159 Waters Road Mr. Daniels, he has no problem with the garage/apartment. The other adjoining land owners were not home.

Given the above findings I recommend to the East Greenbush Planning Board a favorable recommendation to the E.G. Zoning Board of Appeals.

Ralph J. Viola
E.G. Planning Board Member
518-573-8907