

TOWN OF EAST GREENBUSH PLANNING BOARD

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MEMORANDUM

EAST GREENBUSH PLANNING BOARD
MEETING MINUTES
MARCH 23, 2016

Members:

Matt Mastin, Chairman
Matt Polsinello
Jim Giordano
Jim Moore
Ralph Viola
Jim Moore

Also Present:

Alison Lovely, Planning Board Secretary
George Hoffman, Acting Planning Board Attorney
Tony Manfredi, Director of Planning

CALL TO ORDER / DETERMINATION OF QUORUM

Chairman Mastin called the meeting to order and determined that a quorum of six (6) members were present. Paul DiMascio & Mike Bottillo were absent.

OLD BUSINESS:

VISIONS HOTEL-ROUTE 4/TROY ROAD-LOT LINE ADJUSTMENT (13-20C)

Eric Redding of Bergman Associates presented the proposal of a lot line adjustment and a right of way to be dedicated to the Town for the Hampton Inn hotel project off of Route 4 & Tempel Lane. Jim Moore asked what the adjustment itself was. Eric stated that the adjustment is that Lot R1 which has the hotel on it has changed as the hotel shape was adjusted as well at the parking lot size. Jim Moore asked Eric to clarify that the lot got wider but doesn't extend to Route 4. Eric stated that this is correct and that lot R1 went from 3.74 acres and is now 2.41 acres. R2 is the other lot which encompasses the rest of the remaining acreage of 37.9 acres. Chairman Mastin asked if R2 is just their description of the lot. Eric stated that is correct. Matt Polsinello asked if that is the remaining lands. Eric stated that is correct. Ralph Viola asked what the reason was to shorten it up on that side of the road. Eric stated that basically before they did not have the right of way, they had an ingress/egress easement. Eric stated that now they have the connector road that will be dedicated to the Town. Jim asked then that the road will be dedicated to the Town. Eric stated that the road is currently under construction and when completed it will be. Ralph asked if the any hotel signage that they will have will remain on the side within the property line. Eric stated they have a monument sign that will not be on the hotels property. Matt Polsinello asked if the new lot width meets the requirement. Eric stated that it's approximately 100'. Jim Moore asked what the purpose was of the dog tail on the plans. Eric stated that was where the proposed property line for the hotel makes a turn to tie into the R.O.W. at 90 degree's, it's a short segment in the area of where the entrance to the hotel will be. Ralph stated that it would've been nice if the hotel had kept ownership of the property in front of the right of way as now the question is who is going to maintain the entrance way into the hotel.

MOTION: A motion was made by Chairman Mastin 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 Bergmann Associates, and dated December 8, 2015 & last revised February 11, 2016.**

Seconded by Matt Polsinello & roll called as follows:

M. Mastin-YES; M. Polsinello-YES; J. Giordano-YES; J. Moore-YES; R. Viola-YES.

MOTION CARRIED BY A 5-0 VOTE

RECOVERY SPORTS GRILL-279 TROY ROAD-MINOR SITE PLAN MODIFICATION (14-07)

Gregg E. Ursprung of Bergman Associates presented the project to the Board. Gregg stated that they are looking for approval of a waiver for the size of landscape islands in the parking lot, they are smaller than what is required by code but they feel they have compensated with the enhanced landscaping that they have provided. If the islands are constructed per code, then they will lose six parking spaces. What was existing was 727 square feet of landscaped islands and 11,050 square feet of overall landscaping is proposed. Gregg stated that the newest plan is an improvement from what was currently proposed. Chairman Mastin asked the Board members if anyone had any questions. There is a shortage from the existing 727 square feet. The code requires of about 985 square feet of landscaping. Gregg feels that the overall enhanced landscaping plan their proposing makes up for the shortfall. Chairman Mastin asked the Board if anyone had any questions. Ralph Viola commented that he feels that the island that has the two parking spaces cut into it is going to be a big problem in the winter time when they snowplow. Ralph feels that they will actually end up losing those two spots and that's it's also not going to work for the patrons. Gregg stated that their very close on meeting the parking spaces for the lease requirement. Jim Giordano wanted clarification that they need those two extra spots. Gregg stated that yes they do to meet the lease requirements for parking. Chairman Mastin asked for clarification then that the previously approved site plan didn't meet the lease requirements. Jim Moore and Chairman Mastin stated that they both agree that the area needs more landscaping of some kind on the hill, is what they prefer. Matt Posinello feels that some type of visual enhancement should be done towards the Route 4 side, like taking what their proposing along the Route 4 hill and doubling it down the corridor. Jim Moore asked when the lease term expires. Gregg stated that he doesn't know. The Board was in agreement that they would like to see an alternate proposal emailed to them prior to the next meeting for them to have time to review it prior to it being presented at the next Planning Board meeting.

Approval for this project was tabled until the next meeting.

NEW BUSINESS:

FAIRFIELD INN-124 TROY ROAD-MINOR SITE PLAN MODIFICATION-PORTICO (16-02)

Frank Palumbo of CT Male Associates stated that the applicant is proposing some interior renovations as well as looking to construct a canopy in the front of the hotel. The height of the canopy does take into consideration fire and rescue vehicles. They are decreasing the number of rooms from 105 to 100. They lost a total of 8 parking spaces due to the modification but have recovered 3 spaces. The canopy size is approximately 2,000 square feet. Frank stated that there is no new impervious area. Jim Moore stated that he would like to see the 3 spaces proposed eliminated and some enhanced landscaping shown, the water could be discharged off the roof into the landscaped area. Frank asked if the Board was able to give that parking waiver. Jim Moore stated that he doesn't how the site meets the current parking regulations. Frank says the site has 106 parking spaces. Jim Giordano stated he feels the parking looks tight. Chairman Mastin stated that Frank should look at the zoning and the current requirements for parking. The Board stated that they have a concern about the clearance height of the canopy and that they should make sure that it meets the minimum height requirement for all types of vehicles. Frank stated he will talk to the architect for the project. Chairman Mastin stated that for the next meeting the Board would like to see the removal of the three parking spaces, landscaping (making sure it meets current zoning), and that the height of the canopy at its lowest point is high enough to accommodate all types of vehicles.

Approval for this project was tabled until the next meeting.

REFERRALS-REPORTS & RECOMMENDATIONS:

NONE

NEW ZBA REFERRALS:

ZBA Appeal #2016-06 Trent Tibbits-24 Linden Avenue-Use Variance-Construction of a two family dwelling in an R-2 Zoning District-assigned to Mike Bottillo

ZBA Appeal#2016-07 Donald & Leah Deitz-81 Moore Road- 3 Area Variances- Garage-assigned to Jim Moore

REVIEW AND APPROVAL OF MEETING MINTUES:

Motion by Chairman Mastin to approve the March 9, 2016 meeting minutes as is.
Seconded by Ralph Viola. Motion carried by a 4-0-1 vote. Jim Moore abstained.

Tony Manfredi gave a status update to the Board regarding the Regeneron Mill Creek/Tempel Lane project.

ADJOURMENT

There being no further business before the Board, the meeting was adjourned by Chairman Mastin. Seconded by Ralph Viola. Carried by a 5-0 vote.

Respectfully Submitted

Alison Lovely, Planning Secretary