

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 AUGUST 10, 2016

Members:

Matt Mastin, Chairman
Matt Polsinello
Paul DiMascio
Ralph Viola
Mike Bottillo
Jim Giordano
Jim Moore

Also Present:

Alison Lovely, Planning Board Secretary
Joseph Slater, 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 seven (7) members were present.

NEW BUSINESS:

REGENERON-81 COLUMBIA TRPK.-MINOR SITE PLAN MOD.-SIDEWALKS (12-11L)

Steve Hart of Hart Engineering presented the proposal to the Board and stated that Chris Carknard from Regeneron was also present. Steve stated that the proposal is to construct approximately 1,350 linear feet of sidewalk throughout the campus for employees and safety. Employees will park in the parking garage, cross the pedestrian bridge and then access the sidewalk to get to their building. Most of the employees work on the south side of Discovery Drive; this will be where the location of the sidewalk will be constructed.

- Jim Giordano asked about the direction of traffic through the site. Steve Hart stated that the traffic enters through the main security gate and circles around the campus. There are a few access drives within the site for truck traffic.
 - Jim Moore asked if the drive is curbed. Steve Hart stated that portions will be.
 - Paul DiMascio asked if they were proposing any additional lighting. Steve Hart stated that there will be light ballards along the sidewalk in strategic locations.
 - Ralph Viola stated that it looks like there are only 3 places where Regeneron has issues with traffic flow through the sidewalks. Steve Hart stated that yes and there are signs in those areas.
- Ralph Viola stated that this is good, as it's an improvement for safety.

PUBLIC HEARING:

WITBECK CLUSTER MAJOR 54-LOT SUBDIVISION-PHILLIPS RD. (11-10A)

The Town of East Greenbush Planning Board shall conduct a Public Hearing pursuant to Section 276 of the Town Law and the Town's Land Subdivision Regulations on the application of R & T Witbeck Trust & George Witbeck Jr. for a Major 54- Lot Subdivision called the "Witbeck Major 54-lot Cluster Subdivision". Lot 1 consists of approximately 42+/- acres and is the location of the proposed 54 lots. Lot 2 consists of approximately 56+/- acres, the remaining lands. The property is located off of Phillips Road in the R-B Residential Buffer Zoning District, Tax Map # 166.-7-6.111. Said Public Hearing will be held on Wednesday, August 10, 2016 at 7:05 PM at the East Greenbush Town Hall, 225 Columbia Turnpike, East Greenbush, NY.

At the above time and place, all interested parties will be given an opportunity to be heard. By order of the Planning Board Matt Mastin, Chairman

Steve Hart of Hart Engineering presented the proposal to the Board and stated that Tyler Culberson was also present. Steve stated that previously approved was a 100 unit PDD which has now been changed to a 54 lot subdivision. The PDD needs to be rescinded. Steve stated that the cluster subdivision is situated farther away from the homes on Ternan Avenue. The applicant is willing to grant lot line adjustments for the homes on Ternan Avenue who have encroached onto the Witbeck lands with sheds/pools etc. Steve stated that there will be 24 acres left untouched to stay forever green. There will be a right away into the remaining lands. Steve stated that they will hook into sanitary sewer tuck line behind Hannaford's and water will be a loop connection to Phillips Road. Storm water locations will be determined. The applicant also proposes a walking trail from the development to the 75' access road. A Home Owners Association will be created to maintain the access road.

- Joe Slater asked what was the land in the middle of the homes would be used for. Steve Hart stated that they may be used for storm water ponds, or open space.

Chairman Mastin asked if there were any questions from the audience. There were none. Chairman Mastin asked the Board if they had any questions.

- As the applicant also displayed the plans from the approved PDD, Jim Moore asked for clarification by the applicant which one of the sketches was the current proposal.
- Ralph Viola asked what the size of the smallest lot was & if there would be any deed restrictions etc. lights/trees/ in front yard, . Steve Hart stated that the lots are approximately 10, 500 square feet with 50 foot houses. Steve Hart stated that they will look into that.
- Jim Moore asked where the storm water treatment areas will be. Steve Hart stated that they will be where the 75' access road is being proposed as it's the lowest spot on the site.
- Paul DiMascio asked about the area in the middle of the houses and if it will remain untouched. Steve Hart stated that it will be left as untouched as possible. Possible storm water area.
- Ralph Viola stated asked if the center is used for storm water than would they need a drainage easement and that their not planning on having any detention ponds along Phillips Road. Steve Hart stated that they would adjust lots for drainage and that they are not proposing anything along Phillips Road.
- Mark Taratus from the audience stated that the Town has ended up with little parcels of land with drainage on them all over Town and he feels it's a loss of revenue and a safety issue.

Chairman Mastin asked if there was anyone in the audience to speak in favor of or opposition to the subdivision. There was no one.

MOTION: A motion was made by Chairman Mastin as follows: The Town of East Greenbush Planning Board hereby closes the public hearing.

Seconded by Matt Polsinello & roll called as follows:

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

MOTION CARRIED BY A 7-0 VOTE

OLD BUSINESS:

NONE

REFERRALS-REPORTS & RECOMMENDATIONS:

ZBA Appeal # 2016-14-Snopkowski – 2 Castleton Avenue-Special Use Permit-Home Occupation (Sewing Business)-report by Jim Giordano

Jim Giordano stated that the applicant wishes to use a portion of his residence for a sewing business, which in fact has been in operation for approximately 25 years. The applicant alters approximately 500 garments a year and has only 1 -2 clients a day by appointment only. Jim stated that he attempted to visit several neighbors but only one was home. That neighbor was a lifelong resident and has never had any issues regarding the applicant's business. The property is zoned R-1A. Therefore Jim recommends that the Zoning Board of Appeals grant the Special Use Permit. * See attached report for further details.

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

Seconded by Chairman Mastin & roll called as follows:

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

MOTION CARRIED BY A 7-0 VOTE

ZBA Appeal # 2016-15-Monolith Solar – 807 Luther Road-Use Variance-(Solar Farm) report by Jim Giordano

Jim Giordano stated that the applicant wishes to install solar panels on property located on Luther Road across from Werking Road. Jim spoke to the neighbor directly across the street from the proposed solar farm and the neighbor had several concerns. The property is zoned R-B. Jim spoke to another neighbor who would have the solar farm in his backyard, that residents also had several concerns. Jim feels that the proposal will alter the essence of the character of the neighborhood which is rural. Therefore Jim recommends that the Zoning Board deny the Use Variance. * See attached report for further details

MOTION: A motion was made by Jim Giordano as follows: **The Town of East Greenbush Planning Board hereby recommends that the Zoning Board of Appeals deny the Use Variance.**

Seconded by Chairman Mastin & roll called as follows:

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

MOTION CARRIED BY A 7-0 VOTE

NEW ZBA REFERRALS:

ZBA Appeal #2016-16 LeFebvre-215 Hampton Avenue-4 Area Variances-Deck & Shed business-assigned to Mike Bottillo

REVIEW AND APPROVAL OF MEETING MINUTES:

Motion by Chairman Mastin to approve the July 13, 2016 meeting minutes as is.
Seconded by Matt Polsinello. Motion carried by a 6-0-1 vote. Jim Moore abstained.

ADJOURMENT:

There being no further business before the Board, the meeting was adjourned by Chairman Mastin.
Seconded by Matt Polsinello. Carried by a 7-0 vote.

Respectfully Submitted

Alison Lovely, Planning Secretary

DRAFT

Planning Board
Town of East Greenbush
225 Columbia Turnpike
Rensselaer, NY 12144

A request for a Special Use Permit (Home Occupation) Sewing Business was made by Jim Snopkowski for a property located on 2 Castleton Ave. in the town of East Greenbush. The applicant is proposing to use the residence as a home occupied sewing business. The property is zoned in the R-1A residential area.

I visited the property on the afternoon of Sunday, August 7. I spoke with the owner of residence, Jim Snopkowski. He informed me that his wife had operated the sewing business for the past 25 years, and alters approximately 500 garments a year. He further informed me that this works out to 2 client visits a day that visit his residence only by appointment. I attempted to speak to six of the neighbors. I was able to speak with the neighbor that lived directly across from the Snopkowski residence. She informed me that she was a lifelong resident of the street, and has never had an issue with the Snopkowski's sewing business.

As I surveyed the property, I found that there was ample room for parking for the customers. I feel that using this property as a sewing business will have no impact on the character of the street. It is my recommendation that the Special Use Permit be approved.

James R Giordano
Planning Board Member

August 9, 2016

Planning Board

Town of East Greenbush

225 Columbia Turnpike

Rensselaer, NY 12144

A request for a Use Variance was made by Jennifer Bergman-Jenkins for a property located on 807 Luther Rd. in the town of East Greenbush. The applicant is proposing to build a solar panel farm on the property. The property is zoned in the R-B residential buffer district.

I visited the property on the afternoon of Monday, August 8. I spoke with two of the neighbors; both had reservations about the proposal. . In one case, the solar farm would be directly across from the residents property, and in the other case, the solar farm would be in the residents backyard. I forwarded application and supporting documentation to one of the residents for further comment (which I have not received at this time).

As I surveyed the property, I found that the Solar Farm would alter the essence of the character of what is otherwise a rural community. It is my recommendation that the Use Variance be denied.

James R Giordano

August 9, 2016

Planning Board Member