

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 24, 2016

Members:

Mike Bottillo, Vice Chairman
Jim Moore
Paul DiMascio
Ralph Viola
Jim Giordano

Also Present:

Alison Lovely, Planning Board Secretary
Joseph Slater, Planning Board Attorney
Tony Manfredi, Director of Planning

CALL TO ORDER / DETERMINATION OF QUORUM

Vice Chairman Bottillo called the meeting to order and determined that a quorum of five (5) members were present. Matt Mastin & Matt Polsinello were absent.

PUBLIC HEARING:

NONE

OLD BUSINESS:

NYISO-6 KREY BLVD.-SITE PLAN MOD & LOT LINE ADJUSTMENT (16-04)

John Draper of WCGS Architects was present and stated that he is representing NYISO. The proposal for the minor site plan modification is located at 6 Krey Boulevard and consists of two small additions consisting of approximately 1,000 square feet. The purpose of the two additions is to limit the public and traffic to 10 Krey Boulevard. Mail deliveries would be moved from 10 to 6 Krey Boulevard. John Draper stated that the applicant is also proposing a lot line adjustment at 10 Krey Boulevard as the applicant has recently acquired some land adjacent to the site to the east and south. The property is bisected by North Greenbush & East Greenbush and is located in the OC zone in the Town of East Greenbush. Other site improvements include drive lane modifications to both the north & south for the site to allow for the shipping and receiving function, also proposed is a new fence, guardrail, security gates, lightings, plantings as buffers along the drive, and storm water modifications. John Draper stated that there is a storm water management agreement for 10 Krey Boulevard which has been expanded to include 6 Krey Boulevard. NYISO has agreed to inspect and replace the Town of East Greenbush's pipe if necessary in the 20' wide utility easement that exists. Vice Chairman Bottillo asked the Board if anyone had any questions.

- Jim Giordano asked what the hours of operation were for the building. John Draper stated that all of the NYISO facilities operate 24/7 and Gary Wieland stated that deliveries will be between 7 am and 4pm.
- Jim Moore asked if all of the plantings shown on the plan are new and if the fencing proposed will be matching an existing fence along Krey Boulevard. John Draper stated that some of the plantings shown are new and that as many mature trees as possible will try to be saved. John Draper said that there is currently a fence that runs along the eastern/western section of Krey Boulevard that extends to the existing exit which is an 8' high black chain link fence that they will extend down to the end of the property and over to the building. The intention is to create a secure and restricted access to 10 Krey Boulevard.

Tony Manfredi stated that the Planning Department did review the fence for esthetics and that there is actually a homeland security component to the facility. A chain link fence is required. John Draper stated that there is a vibration detection system that runs through the fence. Jim also asked John to show him on the plan where the easement is located. Vice Chairman Bottillo asked the Board if anyone else had any questions. There were none.

MOTION: A motion was made by Acting Chairman Bottillo 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 declares the project an Unlisted Action and hereby issues a Negative Declaration under SEQRA. * See attached notice of determination of non-significance.

Seconded by Paul DiMascio & roll called as follows:

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

MOTION CARRIED BY A 5-0 VOTE

MOTION: A motion was made by Acting Chairman Bottillo as follows: The Town of East Greenbush Planning Board hereby grants conditional final approval of the proposed minor site plan modification & lot line adjustment with the following conditions:

- 1. Payment of all outstanding fees including GEIS.**
- 2. Establishment of construction inspection escrow for Hank LaBarba to serve as Town Engineer.**
- 3. Applicant shall cause to inspect pre-existing storm sewer line on site and replace said line at their cost if required.**
- 4. Town Board approval of revised easement language required prior to issuance of final CO, such approval shall not be a requirement for the issuance of a building permit.**
- 5. Satisfaction of all outstanding technical comments.**

Seconded by Paul DiMascio & roll called as follows:

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

MOTION CARRIED BY A 5-0 VOTE

NEW BUSINESS:
NONE

REFERRALS-REPORTS & RECOMMENDATIONS:

ZBA Appeal # 2016-16-LeFebvre – 215 Hampton Avenue-4 Area Variances-Deck & Shed report by Mike Bottillo

Mike Bottillo stated that after contacting the applicant, the Planning Board does not have enough information to make an appropriate advisory opinion on the above appeal. *See attached report for further details.

MOTION: A motion was made by Mike Bottillo as follows: **After contacting the applicant, the Town of East Greenbush Planning Board doesn't have enough information to make an appropriate advisory opinion as to whether the four Area Variances should be granted.**

Seconded by Jim Moore & roll called as follows:

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

MOTION CARRIED BY A 5-0 VOTE

NEW ZBA REFERRALS:

ZBA Appeal #2016-17- Rensselaer County Bureau of Public Safety-Ridge Road-Special Use Permit-Cell Tower-assigned to Jim Giordano

Joe Slater stated that it this motion has come about after a discussion and following the Witbeck Cluster Subdivision. After talking with Matt Mastin & Tony Manfredi, they feel that the public should have knowledge of proposed subdivisions in their neighborhood.

MOTION: A motion was made by Acting Chairman Bottillo as follows: **The Secretary of the Planning Board shall provide notice of any public hearing regarding a major subdivision, including data regarding the substance of the application, to the owners of all property within five hundred (500) feet of the land involved in such application. Notice shall be provided by either certified or registered mail at least seven (7) calendar days prior to the hearing. The applicant shall bear the expenses incurred as a result of this provision.**

Seconded by Ralph Viola & roll called as follows:

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

MOTION CARRIED BY A 5-0 VOTE

REVIEW AND APPROVAL OF MEETING MINUTES:

Motion by Vice Chairman Bottillo to approve the August 10, 2016 meeting minutes as is. Seconded by Jim Giordano. Motion carried by a 5-0vote.

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 Vice Chairman Bottillo. Seconded by Jim Moore. Carried by a 5-0 vote.

Respectfully Submitted
Alison Lovely, Planning Secretary

08/24/2016

Zoning Board referral 215 Hampton Ave
4 Areas VARIANCE – 2 Decks, Shed and Playhouse

The property at 215 Hampton Ave is own by Alan Lefebvre and he has applied for 4 variances, 2 decks, a shed and playhouse. I made several attempts to contact the home owner and left 2 voicemails, which Mr. Lefebvre did leave me a voicemail in return. Mr. Lefebvre in his message informed me that he had hired a lawyer and all conversation from that point would go through his lawyer. After talking with members of the planning board it was decided that I would not make contact with the Mr. Lefebvre or his lawyer at this point. On Tuesday August 23rd, I did do a drive by of the Lefebvre property and from the back part of the property facing Tampa Ave, it looks like some or all the projects they seek area variances for might be complete.

Without further information and not being able to view the property, I believe I CAN NOT give a recommendation to the Zoning board on this referral.

Thanks

Michael Bottillo

