

TOWN OF EAST GREENBUSH PLANNING BOARD

TOWN HALL, 225 COLUMBIA TURNPIKE, RENSSELAER, NY 12144 (518)477-2005 FAX (518)477-2386

MEMORANDUM

PLANNING BOARD MEETING AGENDA May 19, 2010

ADD
Official Minutes

7:00PM Workshop Session & Public Comment

CALL TO ORDER/DETERMINATION OF QUORUM/PUBLIC HEARINGS

NONE

OLD BUSINESS

(10-08) East Greenbush Community Library – Minor Site Plan Modification, Review for SEQRA Determination & Approval

(05-50b) Elliot-Michael Road Planned Development District – Update to Planning Board & Schedule Public Hearing

NEW BUSINESS

NONE

REFERRALS-REPORTS & RECOMMENDATIONS

ZBA Appeal #2010-07 – David Flood – 20 Chestnut Court – Area Variance, report by Joe Kelley

NEW ZBA REFERRALS

ZBA Appeal #2010-04 – George Witbeck – 600 Columbia Turnpike – Application for Use Variance

ZBA Appeal #2010-08 – Francis Maguire – 271 Spring Avenue East – Application for Area Variances

ZBA Appeal #2010-09 – Robert Doherty – 14 Neptune Street – Application for Area Variance

REVIEW & APPROVAL OF MEETING MINUTES

May 5, 2010 Minutes

End of Agenda

EAST GREENBUSH PLANNING BOARD
MEETING MINUTES
May 19, 2010

Members

Chairman Bob Davey- Absent
Joe Kelley –Acting as Chairman
Don Pantan
Kurt Bergmann
Bill Ritz-Absent
Suzanne Mangold
Matt Polsinello

Also Present: Jim Moore, Planning Director

Amy Konisky, Planning Board Secretary
Tim Nugent, Town Attorney

Alternates:

Lance Ferson
Daniel Fiacco- Absent

7:00PM WORKSHOP SESSION & PUBLIC COMMENT

None.

CALL TO ORDER/DETERMINATION OF QUORUM/PUBLIC HEARINGS

NONE

OLD BUSINESS

(10-08) East Greenbush Community Library – Minor Site Plan Modification, Review for SEQRA
Determination & Approval

Motion for SEQR Negative Declaration(10-08) Minor site Plan Modification

Joe Kelly made the motion, Kurt Bergmann Seconded;

Read by Joe Kelley as follows:

The Town Planning Board and Project Review Team 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 stormwater detention and hereby issues a Negative Declaration under SEQRA.

Motion carried by a 6-0 vote; Mr. Bergmann-yes, Mr. Kelly –yes, Mr. Pantan-yes, Ms. Mangold-yes, Mr. Polsinello-yes, Mr. Ferson-yes.

Motion for Conditional Approval(10-08)

Don Pantan made the motion, Matt Polsinello seconded;

Read by Joe Kelley as follows:

The Town of East Greenbush hereby grants conditional approval subject to the following;

- Satisfying outstanding technical details as determined by the Town planning Department; and

- Erosion and Sediment Control measures are implemented according to Section 3.13 of the Town's Comprehensive Zoning Law; and
 - All remaining fees are paid to the Town
- Motion carried by a 6-0 vote; Mr. Bergmann-yes, Mr. Kelly –yes, Mr. Panton-yes, Ms. Mangold-yes, Mr. Polsinello-yes, Mr. Ferson-yes.

(05-50b) Elliot-Michael Road Planned Development District – Update to Planning Board & Schedule Public Hearing

Mr. Hershberg representing the project.

Change in plan –removed 4 unit condos and other types of housing and are currently proposing single family dwellings and 2 unit town homes(2 single family houses together, duplex) 34 single(most ½ acre lots) 32 twin homes (64 total units), change the line to reduce impact on wetlands(saving more green space), new plan only impacting .04 acre of land, new plan is much closer to zoning laws. The new plan narrows 16ft emergency strip of roadway, gate further back, cut down 36 units out in this new plan. Col de sac at end of street in new plan will save more green space. Traffic patterns have not changed during peak hours.

Mr. Hershberg would like advice from the Board -where to go with the project at this point.

- Compliant single family sub division(Need more roadway to meet compliant lots)
- Cluster housing subdivisions (74 units with all frontage required) 40% more sewer and water to keep more green area? As of right plan? Amount of green space, amount of roadway(narrow access road for emergency entrance), storm water issues, maintenance, grading of lots, etc

If board thinks opinion of people may change with new plans, Mr. Hershberg is willing to go to another public hearing regarding the matter.

Joe Kelly asked if there are private sewer and water systems, wells and septic an option?

Mr. Hershberg stated that they never proposed this idea because Rens.Co.Health Dept. wouldn't approve. The acreage in water and sewer district is not enough and would have to put pump stations, this was already reviewed by Chasen and Rens.Co. Health Dept. The second development came about do to the developing of additional land with water and sewer in order to serve the original 34 single home development.

Mr. Ferson thinks it's a good idea to have another public hearing regarding the changes. Matt Polsinello agrees that he should try to speak to the public again regarding the changes benefits to the Town. They can show the public the difference in the 2 plans. There are similar developments that can be referenced in other Towns. Tim Nugent advised the board that an additional public hearing is not a necessity and that the Town Board still is required to hold a public hearing and will have the final say in the decision whether to approve the plan.

Joe Kelley states that the plan needs to show how it will benefit the Town.

Jim Moore reiterates the EG town Law Section II sub section 2.9.5 Line C, regarding the Amenity Package.

Mr. Hershberg states that there is a misprint in the Summary chart in the RB district portion.

Mr. Hershberg will submit an As-of-Right Plan for the next meeting. Mr. Hershberg believes the plan will demonstrate approximately 74 units.

Jim Moore discussed Amenity Package requirements that pertain to the proposal, as outlined in the town's zoning law. An abbreviated description of what the project amenity package could include are:

- 1) An open space system open to the public;

- 2) Recreation amenities;
- 3) Provisions for enhancement of public facilities, such as water and sewer;
- 4) Housing facilities for persons of low to moderate income;
- 5) Cash payment to the Town for improvements or acquisition of public/ community facilities.

NEW BUSINESS

NONE

REFERRALS-REPORTS & RECOMMENDATIONS

ZBA Appeal #2010-07 – David Flood – 20 Chestnut Court – Area Variance, report by Joe Kelley Application for area variance. The applicant wishes to install new deck and concrete stairs to his house. The existing steps and deck are unsafe. 4-5 neighbors have already replaced their steps. The neighbors have no issues with Mr. Flood replacing the steps and deck. They feel it would add value to property and neighborhood.

Therefore the Board will recommend positive recommendation to ZBA for the Area Variance..

Motion made by Joe Kelley, seconded by Mr. Panton.

Motion carried by a 6-0 vote; Mr. Bergmann-yes, Mr. Kelly –yes, Mr. Panton-yes, Ms. Mangold-yes, Mr. Polsinello-yes, Mr. Ferson-yes.

NEW ZBA REFERRALS

ZBA Appeal #2010-04 – George Witbeck – 600 Columbia Turnpike – Application for Use Variance

Mr. Whitbeck would like to construct a canopy, tank island and underground gas tanks to open the existing building as a gas station. Assigned to Kurt Bergmann.

ZBA Appeal #2010-08 – Francis Maguire – 271 Spring Avenue East – Application for Area Variances.

Mr. Maguire would like to replace an existing detached garage with a new 12'x 24' detached garage. The property owner does not have the required rear or side property setbacks. Assigned to Lance Ferson.

ZBA Appeal #2010-09 – Robert Doherty – 14 Neptune Street – Application for Area Variance

Mr. Doherty would like to replace 12' x 14' deck with a new deck attached to the rear of the building. The property owner does not have the required rear setback. Assigned to Don Panton.

REVIEW & APPROVAL OF MEETING MINUTES

Motion for approval of April 21st Minutes --Everyone had a chance to review.

Joe Kelly motions for approval of the 4/21/10 Minutes after minor corrections are made. Mr Bergmann seconds. Motion carried by a 5-0 vote. Mr. Bergmann-yes, Mr. Kelly –yes, Mr. Panton- abstained, Ms. Mangold -yes , Mr. polsinello-yes, Mr. Ferson-yes.

May 5, 2010 Minutes have not been reviewed by the Board Members as of 5/19/10

Motion to Adjorn meeting, seconded by Mr. Polsinello.

End of Agenda

Respectfully Submitted,
Amy Konisky Planning Board Secretary

