

TOWN OF EAST GREENBUSH PLANNING BOARD

TOWN HALL, 225 COLUMBIA TURNPIKE, RENSSELAER, NY 12144 (518) 477-2005 EXT. 226 FAX (518)477-2386

MEMORANDUM EAST GREENBUSH PLANNING BOARD MEETING MINUTES February 3, 2010

Members

Chairman Davey *DM*
Kurt Bergmann
Sue Mangold
Joe Kelley
Matt Polsinello

Alternate Members

Lance Ferson
Daniel Fiacco

Also Present:

Jim Moore, Planning Director
Tim Nugent, Planning Board Attorney
Angelina Cadena, Planning Board Secretary

CALL TO ORDER / DETERMINATION OF QUORUM

Chairman Davey called the meeting to order and determined a quorum of seven (7) members were present. Introductions were made.

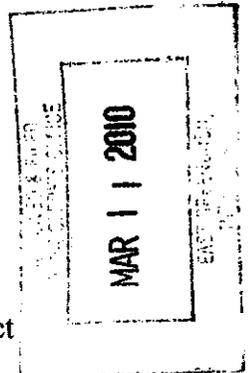
PUBLIC COMMENT PERIOD

Chairman Davey opened the Public Comment Period. One resident, Sue Cumming, from Delehunt Drive expressed that she would like hazardous waste pick-up in the Town. The Planning Board acknowledged her comment and Chairman Davey then closed the Public Comment Period. There were no additional comments.

BOARD WORKSHOP PERIOD

Chairman Davey opened the Board Workshop Period and began to speak about Project Review Team ("PRT") meetings and various possible projects. He explained to the residents that PRT meetings are held every Wednesday morning and are informal informational meetings for project owners and town employees. He also said the planning board members are welcome to attend the project review meetings. He also forwarded the idea that attending PRT could be structured so that Board Members could use the time toward the annual requirement of four hours of training.

- The FedEx project was briefly explained to the residents. The Board members discussed the need for a four way intersection where Thompson Hill meets Rt. 4 and FedEx's access road meets Route 4.
- Elliot and Michael Road – PDD project is in its very beginning stages of the project – details will be spoken about during tonight's public hearing.
- Some interest in gas station on the corner of 9&20 and Hannaford Plaza
- In the future there may be a light at the intersection of Michael and Luther Rd.
- NYISO project located on Craig Blvd. is a two component project. The Town of Guilderland and East Greenbush projects are being modified. East Greenbush is the lead agency in SEQRA. East Greenbush will oversee East Greenbush's project and Guilderland will oversee its portion.



Chairman Davey then closed the Board Workshop Period.

PUBLIC HEARING:

ELLIOT-MICHAEL ROAD - Planned Development District

Joel Bianchi from Chazen Engineering and Michael Allen from Behan Planning are both present to speak about the project from an engineering and architectural standpoint. Jim Moore reads the intent of a Planned Development District (“PDD”) aloud. The board explains that tonight’s meeting is to help the Planning Board makes its recommendation to the Town Board. The Board points out that this project is in its very initial stages.

Presented by Daniel Hershberg from Hershberg Engineering who represents Gordon Residential. The project consists of 34 single family homes and 96 condominiums.

Many local residents spoke in opposition of the project. Major concerns are traffic on Elliot and Michael road, stormwater drainage issues and safety.

The residents are asking the board to consider other projects in the area and the impact on traffic, safety, and drainage.

Mr. Davey read aloud a letter from attorney Wayne Burton. The letter states that there is a boundary issue between his client and the proposed project’s survey map. This letter is attached to the minutes.

One resident stated that the growth from the PDD could have a positive impact on the town. More tax revenue, more business for local businesses, and it could generate more business coming into town.

The next steps are to evaluate the information, allow time for Chazen’s recommendation and after a long dialect the planning board will make a recommendation to the Town Board.

Additional minutes for this project will be transcribed by the stenographer.

OLD BUSINESS:

New York Independent System Operator (“ISO”) SITE PLAN

(09-44)

The Board was given an explanation about the impact of SEQRA regulations on the project(s) under consideration in both the Towns of East Greenbush and Guilderland. While in most cases it is contrary to the intent of SEQRA to segment a project when considering environmental impacts it is permissible. The NY ISO’s entire project consists of two components or segments: (1) Renovations and expansion to their Krey Blvd. site and (2) renovations to its Carman Road facility in Guilderland. Based on SEQRA the lead agency is required to consider the potential environmental effects of both segments of the ISO’s project together unless the lead agency believes that circumstances warrant a segmented review. Based on the distance between these two projects (approximately 15 miles) the Board concluded that neither of these components is related environmentally. The Board was further advised by Jim Moore and Tim Nugent that if the Board did not pass a motion to segment, its in-action would automatically lead to segmenting of these two projects. After discussion the Board agreed to hear the following motion:

New York Independent System Operator (“ISO”) SITE PLAN - continued

MOTION: A motion was made by Chairman Davey as follows:

After review of the proposed development projects by the New York Independent System Operator (“ISO”) it has been determined based on the distance between these two projects (approximately 15 miles) that neither of these components is related environmentally. The Town of East Greenbush as lead Agency states that it is appropriate that a segmented review be done for the Krey Blvd. and Carman Road sites.

Second by Matt Polsinell & roll called as follows:

**R. Davey-YES; K. Bergmann-YES; J. Kelley-YES; S. Mangold-YES;
M. Polsinello-YES; L. Ferson-YES; D. Fiacco.**

MOTION CARRIED BY A 7-0 VOTE

VILLAGE @ THOMPSON HILL – UPDATE TO PLANNING BOARD (09-11)

Presented by Daniel Hershberg from Hershberg Engineering and Michael Allen from Behan Planning. The property is located by Thompson Way, Mannix Rd. and Route 4. Surround projects are Carver Court, Thompson Way subdivision and FedEx. The 63 acre parcel is located in the RB district. The property owner is proposing a conservation subdivision with 50 percent open space. The yield plan with conventional zoning is 99 lots. This project is proposing 91 residential lots. Village of Thompson Hill and surround projects are trying to make a link road among the properties to alleviate some traffic from Route 4. The board is concerned about the egress at Carver Court not being complete in time for the project. The property developer is proposing an emergency exit road if Caver Court doesn't complete its project in time. The Board would like composite drawings. The project developers continued with a description of the homes. They are going to be 3 bed rooms with master on first floor and not your cookie cutter development. The developer thinks this project will attract empty nesters. The next step is the make a determination under SEQRA. Michael Allen wanted to state that the developer has been very good to work with on this project.

BRAD ROSE LANDSCAPING - SITE PLAN, NYS ROUTE 9J (09-39a)

Presented by Steve Hart from Hart Engineering. The proposed property will be used for a landscaping business. This is not a retail store. The building will be used to store mulch, lawn mowers and other items to operate the business. Adjacent properties are a house about 600 feet south, a car lot across the street, and an electrical business north of the property. Water and sewer will be through the City of Rensselaer. Wetlands will not be disturbed, only 5 feet of the land in the rear of the building will be disturbed.

There will be module concrete blocks to form a 3 sided rectangular area to contain materials like mulch. Mr. Hart presented a photo to illustrate how they look. Landscaping plans are scrubs every 5 feet and Evergreen trees. One of the two existing driveways will be eliminated. The exterior of the building will be an earth tone color. Steve Hart explains that there will not be a significant impact on traffic because it will just be a few employees coming in and out of the property. There is not further action at this time.

ORCIUOLI SITE PLAN, CASTKILL AVE – UPDATE TO PLANNING BOARD (09-38)

Presented by Steve Hart from Hart Engineering. This project has been in front of the board before. In the earlier part of 2009 the property owner built a four unit 1 bedroom apartment building on Castkill Ave. The property owner is now proposing 3 more of the four unit 1 bedroom buildings. This site does have a sewer easement.

The Planning office did receive comments from neighbors – comments are attached to minutes. This was an update of the project for the planning board; there is no further action at this time.

NEW BUSINESS

LANDS OF ABT BUILDERS, LLC – LOT LINE ADJUSTMENT (10-01)

Presented by Dick Tice from Brewer Engineering. The proposed property is a 108 acre parcel of land off of Best Road. ABT builders would like a lot line adjustment adding two acres of land to the adjacent Slippery's property. Davey would like the board to look over the material before making a motion at the next planning board meeting.

REFFERALS-REPORTS & RECOMMENDATIONS

NONE

NEW ZBA REFERRALS

NONE

REVIEW AND APPROVAL OF THE DECEMBER 16, 2009 MINTUES

Approval of the December 16, 2009 meeting minutes with grammatical corrections. Motion by Kurt Bergman. Seconded by Joe Kelley, with a 6-0 vote.

REVIEW AND APPROVAL OF THE JANUARY 6, 2010 MINTUES

Approval of the January 6, 2010 meeting minutes with grammatical correction. Motion by Bob Davey. Seconded by Sue Mangold, with a 5-0 vote.

ADJOURMENT

There being no further business before the Board, the meeting was adjourned.

Respectfully Submitted

Angelina Cadena, Planning Board Secretary

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MEMORANDUM

PLANNING BOARD MEETING AGENDA February 3, 2010

7:00PM Workshop Session & Public Comment

CALL TO ORDER/DETERMINATION OF QUORUM/PUBLIC HEARINGS

Elliot-Michael Road Planned Development District (Tentative)

OLD BUSINESS

(09-11) Village @ Thompson Hill – Update to Planning Board (Tentative)

(09-39a) Brad Rose Landscaping Site Plan, NYS Route 9J – Update to the Planning Board

(09-38) Orciuoli Site Plan, Catskill Ave – Update to Planning Board

NEW BUSINESS

(10-01) Lands of ABT Builders, LLC - Lot Line Adjustment

REFERRALS-REPORTS & RECOMMENDATIONS

NONE

NEW ZBA REFERRALS

NONE

REVIEW & APPROVAL OF MEETING MINUTES

January 20, 2010 Minutes

December 16, 2009 Minutes

End of Agenda

