

# 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 September 15, 2010

*Official Minutes  
RDM*

7:00PM Workshop Session & Public Comment

#### CALL TO ORDER/DETERMINATION OF QUORUM/PUBLIC HEARINGS

NONE

#### OLD BUSINESS

NONE

#### NEW BUSINESS

*(10-22) Piela 2-Lot Subdivision, 402 Hays Road* – Review of Sketch Plat & Declaration of SEQRA Lead Agency  
*(10-20) Roth 2-Lot Subdivision, 4 Linden Avenue* - Review for Acceptance of Sketch Plat & Declaration of SEQRA Lead Agency (Tentative)

#### REFERRALS-REPORTS & RECOMMENDATIONS

*ZBA Appeal #2010-25 - Robert & Marjorie Witbeck, 594 Columbia Turnpike* – Application for Special Permit, report by Lance Ferson

*ZBA Appeal #2010-27 – Kristy & Jeff Gamache, 16 Western Ave.* - Application for Area Variance, report by Don Pantan

*ZBA Appeal #2010-28 – Joseph Davis, 30 Clinton Street* – Application for Area Variances, report by Sue Mangold

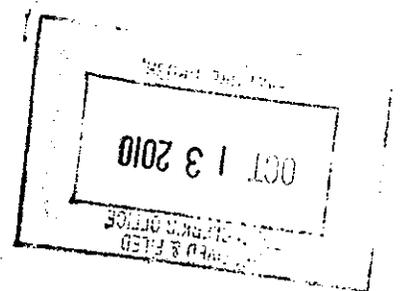
#### NEW ZBA REFERRALS

NONE

#### REVIEW & APPROVAL OF MEETING MINUTES

September 1, 2010 Minutes

*End of Agenda*



**EAST GREENBUSH PLANNING BOARD  
MEETING MINUTES  
September 15, 2010**

**Members**

**Chairman Bob Davey -Absent  
Don Panton  
Kurt Bergmann  
Bill Ritz  
Joe Kelley-acting Chairman  
Suzanne Mangold  
Matt Polsinello**

**also present:**

**Jim Moore, Planning Director  
Amy Konisky, Planning Board Secretary  
Tim Nugent, Attorney**

**Alternates:**

**Lance Ferson  
Daniel Fiacco-Absent**

**7:00PM Workshop Session & Public Comment**

Joe Kelley acting as Chairman opens public Comment period. No Comment. Joe Kelley closes comment period.

Jim Moore tells the Board that there are 2 major subdivisions that will be coming in front of the Planning Board next week. One on Morner Road and the other in Hampton Manor by Red Mill School.

**CALL TO ORDER/DETERMINATION OF QUORUM/PUBLIC HEARINGS**

NONE

**OLD BUSINESS**

NONE

**NEW BUSINESS**

**(10-22)Piela 2-Lot Subdivision, 402 Hays Road** – Review of Sketch Plat & Declaration of SEQRA Lead Agency

Mr. Piela representing himself states that he resides at 402 Hays Rd., Rensselaer. He plans on selling 3.22 acres of land (originally 36 acres). 389 feet along Hayes Road, flat land. Selling the property because he does not have any children to leave it to and he cannot continue to pay the taxes on it. No septic systems draining into land, no one else around property, business etc. Mr. Kelley inquires about the purpose of the right away. Relative was given property next to his home, drive way is shared. This is not in the same area were he is selling the property.

**Motion to Accept Sketch Plat**

The Town of East Greenbush Planning Board hereby accepts the proposed sketch plat prepared by Stantec, dated August 25, 2010 for the proposed 2-lot minor subdivision.

**Motion for the Planning Board to Declare Lead Agency**

The Planning Board has determined the project an Unlisted Action and hereby declares itself Lead Agency status in connection with an uncoordinated review under SEQRA.

**Motion to schedule Public Hearing**

The planning Board hereby schedules a public hearing for October 6, 2010 @ 7:35 @ the East Greenbush Town Hall.

Motions made by Mr. Kelley seconded by Mr. Ritz

Roll Call as follows: Bergmann- yes; Ritz-yes; Kelley-yes; Panton- yes; Mangold-yes; Ferson-yes; Polsinello-yes.

Motions carried by 7-0 vote.

**(10-20) Roth 2-Lot Subdivision, 4 Linden Avenue** - Review for Acceptance of Sketch Plat & Declaration of SEQRA Lead Agency (Tentative)

Jim Moore gives some background on the project. This is Mrs. Roth's first presentation to the Board. This is in the Prospect Heights neighborhoods (Linden to May Street) proposed Flag Lot. It conforms to Flag Lot standards, requests a 2 lot subdivision. The proposed subdivision line is close to a hydrant and utility line. 30 feet of frontage. The lot anchorages meet the lot requirements. The Town has no obligations to make any improvement on public services or utilities. Mr. Nugent states that this would be a condition for approval.

Mr. Kelley states that the board will deliberate and make a recommendation at the next planning board meeting.

**REFERRALS-REPORTS & RECOMMENDATIONS**

**ZBA Appeal #2010-25 - Robert & Marjorie Witbeck, 594 Columbia Turnpike** – Application for Special Permit, report by Lance Ferson

Lance states that he met with Mr. Witbeck's Attorney, Charles Assini to review details of the project. It is located on 594 Columbia Turnpike at the old Antique Acres. Mr. Witbeck would like to have a social club that meets 3 nights a week (Wed, Fri, and Sun afternoon). A group of 20-60 people (50-90yrs old) to watch football, play card games and serve food. It will be called 594 Social Club. Mr. Ritz asks what the property is zoned, it used to be a farm. It is in the B-1 Zoning district. R. Nugent states that it is permitted in the area by Special Permit according to the Zoning Law. There will be plenty of parking, not going to change the building, no issues with traffic, parking or neighbors.

Mr. Ferson makes a positive recommendation for the approval of the special Use permit for operation of social club initially for an 18 month period.

Motion made by Mr. Ferson seconded by Mr. Polsinello.

Roll Call as follows: Bergmann-yes; Ritz-Abstained; Kelley-yes; Panton- yes; Mangold-Abstained; Ferson-yes; Polsinello-yes.

Motion carried by 5-0-2 vote.

**ZBA Appeal #2010-27 – Kristy & Jeff Gamache, 16 Western Ave.** - Application for Area Variance, report by Don Panton

The applicants would like to replace existing closed porch that is not structurally sound. It will be constructed with the same dimensions in the same footprint. The existing porch does not meet the new front setbacks. They are short 6 feet. The new porch conforms to the rest of the existing porches in the neighborhood.

Mr. Panton makes a positive recommendation to approve the Area Variance.

Motions made by Mr. Panton, seconded by Mr. Bergmann.

Roll Call as follows: Bergmann- yes; Ritz-yes; Kelley-yes; Panton- yes; Mangold-yes; Ferson-yes; Polsinello-yes.

Motions carried by 7-0 vote.

**ZBA Appeal #2010-28 – Joseph Davis, 30 Clinton Street** – Application for Area Variances, report by Sue Mangold

Mr. Davis has a concrete block garage that is leaking. He wants to construct a garage made out of wood. Nothing is going to change except for the materials being used to construct the garage. It will be built using the same footprints as the existing garage. He needs a 25 ft. setback and he is requesting a 2 ft variance.

Ms. Mangold makes a positive recommendation to approve the Area Variances.

Motion made by Ms. Mangold, seconded by Mr. Panton.

Roll Call as follows: Bergmann- yes; Ritz-yes; Kelley-yes; Panton- yes; Mangold-yes; Ferson-yes; Polsinello-yes.

Motions carried by 7-0 vote.

### **NEW ZBA REFERRALS**

NONE

### **REVIEW & APPROVAL OF MEETING MINUTES**

September 1, 2010 Minutes

Minute are acceptable as written.

Motion made by Mr. Kelley seconded by Ms. Mangold.

Roll Call as follows: Bergmann-abstained; Ritz-yes; Kelley-yes; Panton- yes; Mangold-yes; Ferson-yes; Polsinello-abstained.

Motion carried by 5-0-2 vote.

Motion to adjourn the meeting made by Mr. Kelley, seconded by Mr. Panton.

Roll Call as follows: Bergmann- yes; Ritz-yes; Kelley-yes; Panton- yes; Mangold-yes; Ferson-yes; Polsinello-yes.

Motions carried by 7-0 vote.

Meeting adjourned.

Respectfully Submitted,

Amy Konisky  
Planning Board Secretary