



The Town of East Greenbush

Meeting Minutes

Date: April 6, 2016
To: Project Review Team
From: Alison Lovely
Re: 4/6/16 PRT Minutes

In attendance:

Joe Cherubino	Building Inspector
Ron Stark	Asst. Building Inspector
Jeff Pangburn	Zoning Board of Appeals Chairman
Tony Manfredi	Planning & Zoning Director
Jim Connors	Chazen Companies, Consulting Engineer
Tom Grant	Town Board Member
Alison Lovely	Planning/Zoning Secretary

8:30 AM East Greenbush Tech Park Phase 2

Present was Steve Hart, Art & Paul Dombrowski (developers), Bill Mafrici (Hershberg & Hershberg) & Terrance Blake from BBL

- Tax Map # 156.-2-1.111 East Greenbush Tech Park Phase 2
- PDD for Phase 2 never approved, NYSDOT Route 4 Corridor Study put approvals on hold
- Army Corp permit expires in March of 2017 for construction of road across wetlands
- Existing traffic study needs to be reviewed and updated
- Paul Mason stated HANYS pump station should be looked at for possible upgrade
- Project should be introduced to Town Board
- Jeff Pangburn stated that density, setbacks, etc. should be reviewed if using existing O Zoning, PDD might be the best route to go
- Tony Manfredi stated that EIS needs to be updated.
- Things required for approval: An updated traffic study, waste water evaluation and an updated SWPPP.
- SEQR timeframe is biggest hurdle

9:20 AM Covered Bridge Project –Michael Road
Present was Dominic Arico & Armand Quadrini

- Tax Map # 156.-6-18.125, RB Zoning District located near the intersection of Luther Road consisting of approximately 24 acres, road will be private, approximately 300,000 square feet of development
- Applicant wants to move forward with PDD, original was accepted by Town Board by not approved
- Dom Arico stated that they have water/sewer narratives, traffic study is almost complete, wetland delineation complete
- Proposing 296 apartment units
- Will be utilizing Michaels Road, which will need upgrading
- As part of approval, sidewalks from Columbia High School to YMCA/Library
- Jim Connors stated he is waiting for supporting documents for storm water concept
- Town water/sewer to be utilized
- Apartments in R-B zone need to be looked at
- Tony Manfredi would like to see basic design guidelines
- Armand is trying to buy adjoining parcel for better ingress to site
- Should be presented to Town Board since there are new Board members

10:10 AM Forrest Pointe-Phase 2-Forrest Drive
Present was Dick Tice & Tom Brewer of Brewer Engineering, Lee Rosen, Jessie Albert, & Spencer Jones

- Tax Map # 155.18-8-22, 12 acre site in R-B Zone, will be a private road
- Want to do an amendment to existing PDD, proposing 60 condo units (four plexes with garages)
- It's an isolated site located between NIMO right away and existing Forrest Pointe Development
- Need Final EIS, need density & sidewalk linkage information
- Full utilities on site
- Need traffic assessment/trip generation letter
- Jim Connors stated will need full SWPP, archeological and water/sewer study
- Should be presented to Town Board