



The Town of East Greenbush

Meeting Minutes

Date: September 8, 2016
To: Project Review Team
From: Alison Lovely
Re: 9/8/16 PRT Minutes

In attendance:

Tony Manfredi	Planning /Zoning Director
Alison Lovely	Planning/Zoning Secretary
Jeff Pangburn	Zoning Board Chairman
Kevin Hitchcock	Code Enforcement Officer
Scott Gallerie	Commissioner of Public Works
Rick Williams	Highway Foreman
Tom Grant	Town Board Member
Tina Tierney	Town Board Member

8:30 AM Troy Road-NAI Platform-proper across from Fed Ex

Present was Steve Hart of Hart Engineering and Joe Sausto & Dan O'Brien from NAI Platform

- Tax Map # 144.-4-41.1 Troy Road, Zoned R-B
- 2 Commercial Buildings proposed on approximately 1 ½ acres
- Use Variance required or applicant can apply for a PDD in connection with property to the East of parcel.
- Retaining wall will be necessary due to topography of slope in rear of buildings.
- Access from Thompson Hill to Route 4 would be closed off in rear of site.
- Grading of site will be very challenging.
- Full access at traffic light that exists on Route 4.
- Route 4 is a sensitive area right now with regards to traffic.
- Applicant is free to pursue a Use Variance but PDD approach maybe most effective.

8:45 AM Michaels Auto Plaza-Update

Present was Steve Hart of Hart Engineering

- Tax Map # 166.15-6-3 & 166.15-6-2 607 Columbia Turnpike, Zoned B-1
- Applicant may want to come in to construct building on the rear parcel
- Jeff Pangburn stated that there is still a Use Variance request open

9:00 AM Fucillo Ford

Present was Steve Hart of Hart Engineering

- Tax Map # 166.-6-5 & 166.-6-4 634 Columbia Turnpike, Zoned B-2.
- Applicant proposing to demolish existing 11,000 square foot building & construct a 21,750 square foot building
- New plan shows approximately 33% green space
- 4 ½ acre site triggers a SWPPP, an underground retention area will exist
- There is an existing retaining wall which will remain.
- No water or sewer issues.
- Lighting is currently an issue.
- They have met with NYSDOT informally.
- Tony asked the applicant to provide a site plan showing the existing conditions and also the 15' buffer in front of the site.
- Could be zoning issues regarding parking setbacks in the front of site.
- Issue of sidewalk in front of the building

9:15 AM Lapinski Dental

Present was Steve Hart of Hart Engineering

- Tax Map # 155.12-1-14 & 155.12-1-10 114 Troy Road, Zoned PPB
- Applicant needs more parking spaces so has a letter of intent to purchase park of the residential lot to rear of approximately 4,000 square feet at 12 Paul Street.
- This would give them approximately 8 or 9 additional parking spaces.
- Additional parking is located in the R-2 Zoning District.
- The Planning Board will want to see details about the proposed buffer, lighting and landscaping.
- Jeff Pangburn asked with the additional parking, what the lot coverage will be.

9:30 AM Newkirk Road – Amador Homes

Present was John Bossolini, George Amador Sr. and John McDonald who is representing the seller of the property.

- Tax Map # 155.-7-10 Newkirk Road, Zoned R-2
- Property between Ever Green Commons & I-90
- Proposal is two senior buildings (Independent Living)
- Zoning allows for 6 units per acre. Proposing approximately 100 acres.
- Water/Sewer access at Road, should be adequate, Applicant will look into.
- Tony stated applicant needs to follow HUD requirements.
- Applicant stated maybe Army Corp wetlands on site.
- Tony stated this is major site plan so final approval comes from Town Board.