

TOWN OF EAST GREENBUSH PLANNING BOARD

TOWN HALL, 225 COLUMBIA TURNPIKE, RENSSELAER, NY 12144 (518) 694-4011 FAX (518)477-2386

MEMORANDUM

EAST GREENBUSH PLANNING BOARD MEETING MINUTES SEPTEMBER 14, 2016

Members:

Matt Mastin, Chairman
Matt Polsinello
Paul DiMascio
Ralph Viola
Jim Moore
Mike Bottillo

Also Present:

Alison Lovely, Planning Board Secretary
Joseph Slater, Planning Board Attorney
Tony Manfredi, Director of Planning

CALL TO ORDER / DETERMINATION OF QUORUM

Chairman Mastin called the meeting to order and determined that a quorum of six (6) members were present. Jim Giordano was absent.

PUBLIC HEARING:

NONE

OLD BUSINESS:

Witbeck Cluster Major 54-lot Subdivision-Phillips Road

(11-10A)

Chairman Mastin stated that this project was on the agenda to vote on a resolution to rescind previously accepted sketch plan from the July 13, 2016 meeting. When the Board accepted the sketch plat, it initiated a time frame, that if the Board hadn't taken any action then the project would've been approved, but the applicant is going to agree to a time extension, so no action is going to be taken on this.

NEW BUSINESS:

KRILL-876 LUTHER ROAD-MINOR 2-LOT SUBDIVISION

(16-08)

Deborah Krill presented the project to the Board. She has a 6 acre lot in the R-B Zoning District. She is proposing a minor 2-lot subdivision. Ralph asked if that is the state right away on Luther Road and if that's why her property sits way back. Deborah stated that is correct. Matt Polsinello asked what the frontage on Luther Road is for a new lot. Deborah said 45 feet. Jim Moore stated that the map said 60 feet. Matt Polsinello asked if the new lot was a flag lot as the minimum frontage is 200 feet in that area. Tony Manfredi stated that the map that the applicant originally showed him was different. Chairman Mastin stated it could certainly be done as a flag lot as it's just a different section of the zoning that they need to follow. Ralph Viola asked if the lot was going to be going to a family member or was it going to be sold off. Deborah stated that it was going to be sold. Ralph Viola asked if there was a minimum width requirement for a flag lot. Chairman Mastin stated that 30 feet is the minimum for the frontage. Tony Manfredi stated that the applicant meets the requirements as illustrated in the flag lot section of the zoning,

MOTION: A motion was made by Chairman Mastin as follows: **The Town of East Greenbush Planning Board hereby accepts the sketch plat dated, August 24, 2016, prepared by RDM Surveying for the proposed 2-lot minor subdivision which meets all the requirements of Section 2.5 (Flag Lots) of the Town of East Greenbush Zoning Law.**

Seconded by Jim Moore & roll called as follows:

M. Mastin-YES; M. Polsinello-YES; M. Bottillo-YES; J. Moore-YES; P. DiMascio-YES; R. Viola-YES.

MOTION CARRIED BY A 6-0 VOTE

MOTION: A motion was made by Chairman Mastin as follows: **The Planning Board has determined the project an Unlisted Action and hereby declares itself Lead Agency in connection with a coordinated review under SEQRA.**

Seconded by Mike Bottillo & roll called as follows:

M. Mastin-YES; M. Polsinello-YES; M. Bottillo-YES; J. Moore-YES; P. DiMascio-YES; R. Viola-YES.

MOTION CARRIED BY A 6-0 VOTE

MOTION: A motion was made by Chairman Mastin as follows: **A Public Hearing is hereby scheduled for September 28, 2016 @ the East Greenbush Town Hall @ 7:05 PM.**

Seconded by Matt Polsinello & roll called as follows:

M. Mastin-YES; M. Polsinello-YES; M. Bottillo-YES; J. Moore-YES; P. DiMascio-YES; R. Viola-YES.

MOTION CARRIED BY A 6-0 VOTE

**DUMB & DUMBER TOBACCO ACCESSORIES-350 COLUMBIA TRPK-
MINOR SITE PLAN MODIFICATION (16-09)**

Two individuals were present and told their proposal to the Board. They are selling e-cigs, vapor, no actual tobacco products, just accessories and novelties. They are going into an existing building at 350 Columbia Turnpike and provided a drawing with what exists for parking. Jim Moore asked if parking is any different than what exists. They said no. Matt Polsinello asked if this was a new business. They stated that they are relocating from New Lebanon. They want to open October 1st. Ralph Viola commented that he doesn't want to see bong, etc. exhibited in the windows.

MOTION: A motion was made by Chairman Mastin as follows: **The Town of East Greenbush Planning Board hereby issues a Negative Declaration under SEQRA and grants final approval of the proposed minor site plan subject to the following condition:**

- **Satisfying outstanding technical details, including but not limited to parking, landscaping, signage, ingress and egress and exterior lighting as determined by the Town Planning Department.**

Seconded by Paul DiMascio & roll called as follows:

**M. Mastin-YES; M. Poslinello-YES; M. Bottillo-YES; J. Moore-YES; P. DiMascio-YES;
R. Viola-YES.**

MOTION CARRIED BY A 6-0 VOTE

REFERRALS-REPORTS & RECOMMENDATIONS:

NONE

NEW ZBA REFERRALS:

NONE

REVIEW AND APPROVAL OF MEETING MINUTES:

Motion by Chairman Mastin to approve the August 24, 2016 meeting minutes as is.
Seconded by Paul DiMascio. Motion carried by a 4-0-2 vote. Chairman Mastin & Matt
Polsinello abstained.

ADJOURNMENT:

There being no further business before the Board, the meeting was adjourned by Chairman Mastin.
Seconded by Ralph Viola. Carried by a 6-0 vote.

Respectfully Submitted
Alison Lovely, Planning Secretary