

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 MARCH 27, 2019

Members:

Matt Mastin, Chairman
Mike Bottillo
Ralph Viola
Kurt Bergmann
Jim Moore

Also Present:

Joseph Slater, Planning Board Attorney
Adam Yagelski, Director of Planning & Zoning
Alison Lovely, Planning & Zoning Secretary

CALL TO ORDER / DETERMINATION OF QUORUM

Chairman Mastin called the meeting to order and determined that a quorum of five (5) members were present. Nancy Kupiec was absent.

PUBLIC HEARINGS:

NONE

OLD BUSINESS:

TURNPIKE REDEVELOPMENT-164 COLUMBIA TURNPIKE-SPECIAL USE PERMIT (19-01A)

Chairman Mastin stated that the project is in front of the Board tonight only to set a date to reconvene the public hearing for the Special Use Permit.

MOTION: A motion was made by Chairman Mastin as follows: **The Town of East Greenbush Planning Board hereby schedules the reconvening of the public hearing for the above project on April 10, 2019.**

Seconded by Ralph Viola & roll called as follows:

M. Mastin-YES; M. Bottillo-YES; J. Moore-YES; R. Viola-YES; K. Bergmann-YES.

MOTION CARRIED BY A 5-0 VOTE

NEW BUSINESS:

NONE

UPDATES:

TOWN CENTER-COLUMBIA TURNPIK- PDD/MAJOR SITE PLAN-UPDATE ONLY (17-19)

Tyler Culberson stated that his Attorney and the Town Attorney have been back and forth working on the draft local law. Steve Hart stated that they are now showing future development of the pad site at the front of the development with a maximum of 25,000 square feet of some type of commercial use as a three story building with 100 proposed parking spaces. Steve Hart stated that there has been some neighborhood concern with the buffer between the project and the residents on Jefferson Avenue. They have changed the proposed buffer from 25' to 50'. On Parkview there is a 50' greenspace buffer with a

35' building setback but this has been changed to a total of a 100' buffer for the Parkview Avenue residents. Kurt Bergmann asked if this plan reflected that change. Steve Hart stated that the plan shows an 85' buffer and their adding 15 more feet.

- Ralph Viola asked if the entrance road in has changed, he commented it looked different on the site plan & also asked about the plan for phasing. Steve Hart stated that it hasn't been changed. Steve Hart stated they're looking at 5 phases, Building's A/B in the first Phase, then Building C in the second Phase, then Building D in the third Phase and then the units in the fourth Phase and then the pad site for the fifth Phase.

- Jim Moore asked what the characteristics were for Building's A/B, if they were exclusively residential or if they were mixed use. Steve Hart stated that Building A would consist of 12,800 sq. ft. on the first floor of commercial with two stories above that of all residential, and Building B would be all residential. Steve Hart stated that he and Tyler have been working to maybe turn building B sideways to give it more of a street scape and to create it more of an Avenue and also maybe with building D.

- Ralph Viola asked about the three homes and where the access road comes out onto Jefferson & that they won't have the buffer. Steve Hart stated that is correct. How close is the road to property lines. Steve Hart stated that it approximately 60' wide so it will be approximately 15' off property lines. Tyler Culberson stated that the two biggest issues the residents had were the Jefferson Avenue connection and setback.

Chairman Mastin asked how much lower are the buildings then the residential properties on Parkview Drive. Tyler Culberson stated that he thinks they will see the 2nd floor and roof line.

- Jim Moore asked what are they thinking with the curb cut on the side of Building A. Tyler Culberson stated that NYSDOT would control this curb cut as far as directional, etc.

- Kurt Bergmann asked what the purpose was of the second curb cut. Tyler Culberson stated that it was existing. They're not proposing anymore curb cuts then what are already existing.

Chairman Mastin stated that this is an update only, the local law is currently being worked on.

- Kurt Bergmann asked what the height of the buildings were. Tyler Culberson stated that they're 50' in the B-1 zone and 35' max in the R-B zone.

- Ralph Viola asked why the road is stubbed at the end, is there a possible connection to Ternan Avenue. Steve Hart stated not at Ternan but there is an easement from the Witbeck subdivision and their may be one there in the future.

- Jim Moore asked what % of the land labeled E be left undisturbed. Steve Hart stated approximately 25'. Jim Moore asked if Adam had any sense of when MJ will finish their review letter. Adam stated that the Board should have it within a month at most.

WORKSHOPS:

B-1 ZONING AMENDMENT-DISCUSSION OF RECOMMENDATION TO TOWN BOARD

Chairman Mastin and the Board had some discussion and then Chairman Mastin asked all the members to get in any comments they have regarding the above so that a recommendation can be sent to the Town Board at the next meeting.

REFERRALS-REPORTS & RECOMMENDATIONS:

NONE

NEW ZBA REFERRALS:

ZBA Appeal #2019-04-DiBella-11 Evergreen Way-Area Variance-Front Setback for Addition-assigned to Mike Bottillo

MOTION: A motion was made by Chairman Mastin as follows: **The Town of East Greenbush Planning Board hereby acknowledges Matt Polsinello's time on the Planning Board, which was approximately 12 years both as Chairman and as a member. He contributed a lot and the Board will be sad to see him go but has appreciated his contribution and they wish him the best.**

Seconded by Ralph Viola & roll called as follows:

M. Mastin-YES; M. Bottillo-YES; J. Moore-YES; R. Viola-YES; K. Bergmann-YES.

MOTION CARRIED BY A 5-0 VOTE

REVIEW AND APPROVAL OF MEETING MINUTES:

Approval of the March 13, 2019 meeting minutes tabled.

The Board then voted to enter into executive session to discuss an ethical issue.

ADJOURNMENT:

There being no further business before the Board, the meeting was adjourned by Chairman Mastin. Seconded by Mike Bottillo. Carried by a 5-0 vote.

Respectfully Submitted



Alison Lovely, Planning Secretary