

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
October 26, 2011

Members:

Chairman Dean Kennedy
Lew Dubuque
Don Pantan
Matt Polsinello

Also Present:

Tim Nugent, Planning Board Attorney
Alison Lovely, Planning Board Secretary
Matt Mastin, Planning Office
Joel Bianchi, Chazen Engineering

Alternate Members:

Pete Stenson

CALL TO ORDER / DETERMINATION OF QUORUM

Chairman Kennedy called the meeting to order and determined that a quorum of five (5) members and one (1) alternate were present. Judy Condo & Joe Kelley & Jeff Spencer were absent. The alternate will be a voting member tonight. Introductions were made

OLD BUSINESS

FORREST POINTE II-PDD

(03-25a)

Dick Tice of Brewer Engineering presented the proposal to the Board. Mr. Tice stated that also present was Mr. Brewer and Pete Rosen, one of the applicant's. The parcel consists of 12 acres. The proposal is to amend the existing PDD to include these 12 acres. Lot sizes and ground coverage will be the same. Mr. Benko stated that for clarification, the project has been in front of the Project Review Team and Mr. Nugent, the Planning Board attorney has been consulted. The Planning Board needs to make a recommendation to the Town Board to issue a Negative Declaration under SEQR and schedule a PH. The Local Law will have to be changed in that area after the Planning Board has their Public Hearing.

MOTION: A motion was made by Chairman Kennedy as follows: **The Town of East Greenbush Planning Board hereby accepts the sketch plat, dated January 31 2011, for review prepared by Brewer Engineering for the proposed PDD.**

Second by Matt Polsinello & roll called as follows:

D. Kennedy-YES; M. Polsinello-YES; L. Dubuque-YES; D. Pantan-YES; P. Stenson

MOTION CARRIED BY A 5-0 VOTE

FORREST POINTE II-PDD

(03-25a)

MOTION: A motion was made by Chairman Kennedy as follows: **The Planning Board hereby recommends that the Town Board seek Lead Agency status in connection with a coordinated review under SEQRA.**

Second by Don Panton & roll called as follows:

D. Kennedy-YES; M. Polsinello-YES; L. Dubuque-YES; D. Panton-YES; P. Stenson

MOTION CARRIED BY A 5-0 VOTE

MOTION: A motion was made by Chairman Kennedy as follows: **The Planning Board hereby schedules a public hearing for November 9, 2011 PM @ 7:25 PM at the East Greenbush town hall.**

Second by Don Panton & roll called as follows:

D. Kennedy-YES; M. Polsinello-YES; L. Dubuque-YES; D. Panton-YES; P. Stenson

MOTION CARRIED BY A 5-0 VOTE

WITBECK PDD PUBLIC HEARING

(11-10)

Steve Hart of Hart Engineering presented the proposal to the Board. Mr. Hart stated that also present is Lawrence Howard, the project attorney and Tyler Colverson, Mr. Witbeck's grandson. Mr. Hart stated that they are looking for a recommendation tonight for the PDD to be sent to the Town Board. Joel Bianchi stated that each member has a 3 page document for review and they will go over the points step by step and make any necessary changes together.

MOTION: A motion was made by Chairman Kennedy as follows: **The Planning Board hereby offers a favorable recommendation with conditions as listed on the attached "Witbeck PDD-Recommendation to Town Board dated 10/26/11 and recommends approval of the Witbeck PDD by the Town Board of East Greenbush.**

Second by Lew Dubuque & roll called as follows:

D. Kennedy-YES; M. Polsinello-YES; L. Dubuque-YES; D. Panton-YES; P. Stenson

MOTION CARRIED BY A 5-0 VOTE

NEW BUSINESS

RED MILL ESTATES LLC MINOR 2-LOT SUBDIVISION-ORIEL LANE (11-15)

Steve Hart of Hart Engineering presented the proposal to the Board. He stated that the property is located on the west side of Oriol Lane. The parcel totals 4.01 and the proposal is for 2 flag lots. Lot #1 would consist of 1.96 +/- acres and Lot #2 would consist of 2.05 +/- acres. Both lots have 25' of frontage. Water connection is proposed off of Oriol Lane and sewer is proposed off of Robin Lane. The parcel is located in the R-B zoning district. There is a condition in the zoning about the mother parcel, so Mr. Hart that the setbacks have all been doubled to meet that requirement. This parcel does meet all the requirements for flag lots.

MOTION: A motion was made by Chairman Kennedy as follows: **The Town of East Greenbush Planning Board hereby accepts the sketch plat dated September 16, 2011 with modifications of the setbacks prepared by Hart Engineering for the proposed 2-lot minor subdivision.**

Second by Lew Dubuque & roll called as follows:

D. Kennedy-YES; M. Polsinello-YES; L. Dubuque-YES; D. Panton-YES; P. Stenson

MOTION CARRIED BY A 5-0 VOTE

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

Second by Matt Polsinello & roll called as follows:

D. Kennedy-YES; M. Polsinello-YES; L. Dubuque-YES; D. Panton-YES; P. Stenson

MOTION CARRIED BY A 5-0 VOTE

MOTION: A motion was made by Chairman Kennedy as follows: **The Planning Board hereby schedules a public hearing for November 9, 2011 PM @ 7:05 PM at the East Greenbush town hall.**

Second by Don Panton & roll called as follows:

D. Kennedy-YES; M. Polsinello-YES; L. Dubuque-YES; D. Panton-YES; P. Stenson

MOTION CARRIED BY A 5-0 VOTE

WOLBERG MINOR 2 LOT SUBDIVISION-543 MILLER ROAD

(11-16)

Susan Wolberg of 543 Miller Road presented the proposal to the Board. The property is located across from Carville Lane and consists of 11 acres, it is located in the R-OS zoning district and meets all the zoning requirements. The proposal is to subdivide it into 2 lots. Lot #1 would consist of 2.67 +/- acres and Lot #2 would consist of 8.65 +/- acres.

MOTION: A motion was made by Chairman Kennedy as follows: **The Town of East Greenbush Planning Board hereby accepts the sketch plat dated September 24, 2011 prepared by R. Scott Land Surveying for the proposed 2-lot minor subdivision.**

Second by Pete Stenson & roll called as follows:

D. Kennedy-YES; M. Polsinello-YES; L. Dubuque-YES; D. Panton-YES; P. Stenson

MOTION CARRIED BY A 5-0 VOTE

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

Second by Pete Stenson & roll called as follows:

D. Kennedy-YES; M. Polsinello-YES; L. Dubuque-YES; D. Panton-YES; P. Stenson

MOTION CARRIED BY A 5-0 VOTE

MOTION: A motion was made by Chairman Kennedy as follows: **The Planning Board hereby schedules a public hearing for November 9, 2011 PM @ 7:15 PM at the East Greenbush town hall.**

Second by Lew Dubuque & roll called as follows:

D. Kennedy-YES; M. Polsinello-YES; L. Dubuque-YES; D. Panton-YES; P. Stenson

MOTION CARRIED BY A 5-0 VOTE

REFERRALS-REPORTS & RECOMMENDATIONS

**ZBA Appeal #2011-23-Jean Van Epps-1485 Red Mill Road- Area Variance-Shed-report
by Don Panton**

Mr. Panton stated that the applicant is proposing to place a shed in the front yard, but it is actually way over to the side of her property. Mr. Panton stated he spoke to the neighbors and no one has any opposition to it. There are lots of trees in the vicinity that will be shielding the shed from view. Mr. Panton recommends that the Zoning Board of Appeals grant the requested Area Variance.

MOTION: A motion was made by Don Panton as follows: **The Town of East Greenbush Planning Board recommended that the Zoning Board of Appeals grant the requested Area Variance.**

Second by Chairman Kennedy & roll called as follows:

D. Kennedy-YES; M. Polsinello-YES; L. Dubuque-YES; D. Panton-YES; P. Stenson-YES

MOTION CARRIED BY A 5-0 VOTE

NEW ZBA REFERRALS

ZBA Appeal #2011-24-Gerald Bolduc – 13 Phillips Road -Area Variance-Shed-PH on 11/22/11-assigned to Pete Stenson

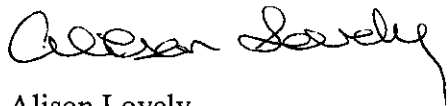
REVIEW AND APPROVAL OF THE OCTOBER 12, 2011 MEETING MINTUES

Motion to approve October 12, 2011 meeting minutes by Chairman Kennedy. Second by Don Panton. Motion carried by a 5-0 vote.

ADJOURMENT

There being no further business before the Board, the meeting was adjourned by Chairman Dean Kennedy. Seconded by Pete Stenson. Carried by a 5-0 vote.

Respectfully Submitted



Alison Lovely
Planning Board Secretary

Motion (11-10)
Witbeck Planned Development District
Recommendation to the Town Board
October 26, 2011

The Town Planning Board and Project Review Team in its review of the Witbeck PDD application, considered the following factors:

1. The need for the proposed land uses or uses at the proposed project location.
2. The existing character of the neighborhood in which the uses or uses are located.
3. The location of the principal and accessory buildings on the site in relation to one another.
4. The pedestrian circulation and open space in relation to structures.
5. The traffic circulation features within the site, and the amount, location and access to automobile parking areas.

In the Planning Board's review, the following comments have been offered for the Town Board's consideration:

1. Building Architecture

The planning board recommends that the town board requires the applicant provide architectural information (materials and renderings) during the site plan and subdivision review process for the planning board's review and approval.

2. Roadways / Connectivity to Adjacent Lands

There will be two points of access to the project site, one at the northern end and one at the southern end, both off of Phillips Road. The northern most entrance from Phillips Road is proposed as a boulevard entrance. The internal roads are proposed as 24-foot wide with 5-foot sidewalks along one side. There are accommodations for a future connection to Columbia Turnpike. All proposed roads are planned for conveyance to the Town.

The planning board recommends to the Town Board that all roads meet applicable standards, codes and regulations, including local and state.

3. Traffic

The project narrative provides anticipated PM peak traffic trips, notes that both proposed accesses onto Phillips Road have adequate site distance and states that there would be no degradation in the level of service of the local road network.

The Planning Board recommends to the Town Board that they require the applicant to provide a TIS to the town board prior to the Town Board making any determination with respect to SEQRA.

4. Pedestrian Facilities

The project proposes sidewalks along the proposed roads as well as connecting paths throughout the open space of the project.

The Planning Board defers to the Town Board with respect to pedestrian facilities

5. Open Space / Buffers

The project proposed approximately 13-acres of open space that would be conveyed to a future homes owner's association (HOA). The positioning of the open space is intended to provide a buffer from adjoining residence, primarily those along Ternan Avenue.

The Planning Board defers to the Town Board on the adequacy of the open space, however we find the applicant's submission adequate.

6. Utilities – Sanitary Sewer

Public sanitary sewers will be provided by connecting to existing town infrastructure. The new systems would be conveyed to the Town upon completion. As part of these improvements, the Town would have to consider extending the existing sewer district boundaries to encompass the entire project site.

Planning Board recommends the detailed engineering designs / evaluations are completed at the site plan and subdivision review process for review by the Town and their consultants.

7. Utilities – Potable Water

Public water will be provided by connecting to existing town infrastructure. The new systems would be conveyed to the Town upon completion. The entire project is located within an existing water district and therefore a district extension is not required. However, a water supply permit would still be required for the taking of additional water.

Planning Board recommends the detailed engineering designs / evaluations are completed at the site plan and subdivision review process for review by the Town and their consultants.

8. Utilities – Stormwater

Stormwater management is proposed to include a combination of closed drainage systems. The piping network is proposed for conveyance to the Town with the stormwater management areas conveyed to a future homeowner's association. The narrative indicates that water quality and quantity controls will be provided in accordance with applicable regulations.

Planning Board recommends the detailed engineering designs / evaluations are completed at the site plan and subdivision review process for review by the Town and their consultants.

9. Amenities

The Town's PDD regulations require that any PDD provided amenities external to the project. The applicant has proposed the following:

- a. Convey 14-acres of land on the west side of Phillips Road to the Town at no cost
- b. Conveyance of land on the east side of Phillips Road at and adjacent to a former Town well field.
- c. Providing accommodations for the extension of public sewers that could service residence along Ternan Avenue. This includes stubbing sewers near Ternan Avenue at the project property line.

The Planning Board defers to the Town Board with regards to the proposed project amenities.

10. Project Density

The applicant is requesting approximately 0.56 dwelling units per acre bonus density or 20 additional units.

The Planning Board is of the opinion that the increased or bonus density being requested is commensurate with the amenities or benefits being offered by the applicant

Based on the Planning Board's review, the following findings are offered:

1. That the project as a whole and uses proposed will add to the assets of the community and will advance the goals of the Town.
2. That the density and scale of the project are compatible as appropriate with the current and planned community character of the neighborhood.
3. That the increase in density from the underlying zoning is commensurate with the overall benefit to the community.
4. That the project resides within the Town's GEIS study area and is in general conformance with the SEQRA statement of findings and would be subject to the fees associated with the GEIS Study Area. Notwithstanding, the project remains subject to site specific SEQRA evaluations and declarations of significance.

Therefore, the Planning Board offers a favorable recommendation with conditions listed above and recommends approval of the Witbeck PDD by the Town Board of East Greenbush.