

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 November 9, 2011

Members:

Chairman Dean Kennedy
Lew Dubuque
Don Panton
Matt Polsinello
Jeff Spencer
Judy Condo

Also Present:

Tim Nugent, Planning Board Attorney
Nanci Hicks, Acting Planning Board Secretary
Matt Mastin, Planning Office

Alternate Members:

Pete Stenson

CALL TO ORDER / DETERMINATION OF QUORUM

Chairman Kennedy called the meeting to order and determined that a quorum of six (6) members and one (1) alternate were present. Joe Kelley was absent. The alternate will be a voting member tonight. Introductions were made

PUBLIC HEARINGS

RED MILL ESTATES

(11-15)

Dean Kennedy read the legal notice: The Town of East Greenbush Planning Board shall conduct a Public Hearing pursuant to Section 276 of the Town Law and the Town's Land Subdivision Regulations on the application of Red Mill Estates, LLC for a Minor 2- Lot Subdivision called the "2-lot Minor Subdivision – Red Mill Estates, LLC. Lot 1 consists of 1.96+/- acres. Lot 2 consists of 2.05+/- acres. The property is located on Oriel Lane in the R-B Residential Buffer Zoning District , Tax Map # 155.-2-2.115. Said Public Hearing will be held on Wednesday, November 9, 2011 at 7:05 PM at the East Greenbush Town Hall, 225 Columbia Turnpike, East Greenbush, NY. At the above time and place, all interested parties will be given an opportunity to be heard. By order of the Planning Board Dean Kennedy, Chairman

Steve Hart of Hart Engineering presented the proposal to the Board on behalf of Red Mill Estates. Mr. Hart stated the there was one correction made to the map that the Board saw two weeks ago. The correction has to do with the side yard setbacks; they were each moved over 25 feet. The parcel is located on Oriel Lane. Lot #1 is proposed as 1.96 +/- acres. Lot #2 is proposed as 2.05 +/- acres. Mr. Hart stated that he believes everything meets the flag lot criteria. Utilities are proposed as water off of Oriel Lane and sewer off of Robin Lane. Chairman Kennedy asked if any of the Board members had any comments or questions. Chairman Kennedy asked if anyone was present in favor of the subdivision. No one was present in favor. Chairman Kennedy asked if anyone was present to speak in opposition of the subdivision. No one spoke in favor or in opposition. Chairman Kennedy closed the public hearing.

RED MILL ESTATES CONTINUED

(11-15)

MOTION: A motion was made by Chairman Kennedy as follows: **The Town Planning Board and Project Review Team have taken a “hard look” at the potential environmental impacts of this project by carefully considering and reviewing the Short Environmental Assessment Form, considering all the Applicant’s proposed mitigation measures as they relate to environmental issues and more particularly to traffic, fire and rescue and MS-4 storm water detention and hereby issues a Negative Declaration under SEQRA.**

Second by Matt Polsinello & roll called as follows:

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

MOTION CARRIED BY A 7-0 VOTE

MOTION: A motion was made by Chairman Kennedy as follows: **The Town of East Greenbush Planning Board hereby grants conditional approval subject to the following;**

- **Satisfying outstanding technical details as determined by the town planning department; and**
- **All remaining fees are paid to the Town.**

Second by Pete Stenson & roll called as follows:

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

MOTION CARRIED BY A 7-0 VOTE

REFERRALS-REPORTS & RECOMMENDATIONS

ZBA Appeal #2011-24-Gerald Bolduc-13 Phillips Road- Area Variance-Shed-report by Pete Stenson

Mr. Stenson stated that there was a previous shed which has been removed. Mr. Bolduc is proposing to put a 12’ x 20’ shed approximately 7’ from the rear property line. Mr. Stenson stated by being able to locate the new shed where the old shed was, that it is keeping with the character of the neighborhood. Therefore, Mr. Stenson recommends that the Zoning Board of Appeals grant the requested Area Variance. *See attached report for further details.

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

Second by Lew Dubuque & roll called as follows:

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

MOTION CARRIED BY A 7-0 VOTE

WOLBERG

(11-16)

Dean Kennedy read the legal notice: The Town of East Greenbush Planning Board shall conduct a Public Hearing pursuant to Section 276 of the Town Law and the Town's Land Subdivision Regulations on the application of Susan Wolberg for a Minor 2- Lot Subdivision called the "543 Miller Road 2-lot Minor Subdivision. Lot 1 consists of 2.67+/- acres. Lot 2 consists of 8.65+/- acres. The property is located on Miller Road in the R-OS Residential Open Space Zoning District, Tax Map # 168.-2-15.121. Said Public Hearing will be held on Wednesday, November 9, 2011 at 7:15 PM at the East Greenbush Town Hall, 225 Columbia Turnpike, East Greenbush, NY. At the above time and place, all interested parties will be given an opportunity to be heard. By order of the Planning Board

Susan Wolberg of 543 Miller Road presented the proposal to the Board. Ms. Wolberg stated that the property 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, which is where Ms. Wolberg resides and Lot #2 would consist of 8.65 +/- acres.

Chairman Kennedy asked if any of the Board members had any comments or questions. Chairman Kennedy asked if anyone was present in favor of the subdivision. No one was present in favor. Chairman Kennedy asked if anyone was present to speak in opposition of the subdivision. No one spoke in favor or in opposition. Chairman Kennedy closed the public hearing.

MOTION: A motion was made by Chairman Kennedy as follows: The Town Planning Board and Project Review Team have taken a "hard look" at the potential environmental impacts of this project by carefully considering and reviewing the Short Environmental Assessment Form, considering all the Applicant's proposed mitigation measures as they relate to environmental issues and more particularly to traffic, fire and rescue and MS-4 storm water detention and hereby issues a Negative Declaration under SEQRA.

Second by Don Panton & roll called as follows:

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

MOTION CARRIED BY A 7-0 VOTE

MOTION: A motion was made by Chairman Kennedy as follows: The Town of East Greenbush Planning Board hereby grants conditional approval subject to the following;

- **Satisfying outstanding technical details as determined by the town planning department; and**
- **All remaining fees are paid to the Town.**

Second by Judy Condo & roll called as follows:

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

MOTION CARRIED BY A 7-0 VOTE

NEW ZBA REFERRALS

ZBA Appeal #2011-25-Reeta Duggal – 1 Lakeview Avenue -Use Variance-Single Family to Two Family-PH on 12/13/11-assigned to Jeff Spencer

ZBA Appeal #2011-26-H & E Michel LLC. –91 Troy Road -Area Variance-Sign-PH on 12/13/11-assigned to Judy Condo

FORREST POINTE II-PDD

(03-25a)

The Town of East Greenbush Planning Board shall conduct a Public Hearing pursuant to Section 276 of the Town Law and the Town's Land Subdivision Regulations on the application of Forrest Pointe II, LLC for property located on Forrest Pointe Drive. The property is currently located in the R-B, Residential Buffer Zoning District, Tax Map # 155.-2-15.111. The applicant is requesting the parcel be rezoned to a PDD (Planned Development District). Said Public Hearing will be held on Wednesday, November 9, 2011 at 7:25 pm at the East Greenbush Town Hall, 225 Columbia Turnpike, East Greenbush, NY. At the above time and place, all interested parties will be given an opportunity to be heard. By order of the Planning Board Dean Kennedy, Chairman

Dick Tice of Brewer Engineering presented the proposal to the Board. Mr. Tice stated that Tom Brewer is also present as well as the applicant, Lee Rosen. Mr. Tice stated that he is here presenting an amendment to the existing PDD which includes the 200 apartment units, and the 80 twin homes which were approved in 2004. The proposal includes 40 twin homes and they are very similar to what exists on Rock Rose Drive. The buildings and exterior will be slightly different. The parcel consists of 12 acres and the lots are identical in lot size, frontage, etc. to the ones on Rock Rose Drive. The coverage of 22% is the same as well as the density of 4.8 units per acre. The project will be served by public water via loop system through the project. The sanitary will be gravity to a pump station that will be located at the end of the cul de sac. The storm water system will be connected to the existing system. A small catch basin will be installed at the cul de sac to handle the water just at the end of the cul de sac. Chairman Kennedy asked if the Board had any questions. Chairman Kennedy asked if anyone was present in favor of the proposed PDD for Forrest Pointe II. No one was present in favor. Chairman Kennedy asked if anyone was present to speak in opposition of the proposed PDD for Forrest Pointe II. No one spoke in favor or in opposition. Chairman Kennedy closed the public hearing.

MOTION: A motion was made by Chairman Kennedy as follows: **The Planning Board having received an application to amend the Forrest Pointe PDD to expand the PDD to include an isolated 12 acre parcel of land situated at the northerly point of Forrest Pointe Drive. At which the applicant proposes to construct 40 residential town home units. The Town of East Greenbush Code Enforcement officer pursuant to Section 29.11 and 29.12 of the Town of East Greenbush Comprehensive Zoning Law, having determined that said application constitutes a minor amendment to the existing PDD, and the Planning Board, having conducted a public hearing on proper notice on November 9, 2011 it is hereby determined that the application to amend the Forrest Pointe PDD as set forth above is hereby granted.**

Second by Judy Condo & roll called as follows:

D. Kennedy-YES; D. Panton-YES; L. Dubuque-YES; M. Polsinello-YES; J. Spencer-YES; J. Condo-YES; P. Stenson-YES MOTION CARRIED BY A 7-0 VOTE

NEW BUSINESS

NONE

REVIEW AND APPROVAL OF THE OCTOBER 26, 2011 MEETING MINTUES

Motion to approve October 26, 2011 meeting minutes by Chairman Kennedy. Second by Matt Polsinello. Motion carried by a 5-0-2 vote. Jeff Spencer and Judy Condo abstain.

ADJOURMENT

There being no further business before the Board, the meeting was adjourned by Chairman Dean Kennedy. Seconded by Lew Dubuque. Carried by a 7-0 vote.

Respectfully Submitted

Alison Lovely
Planning Board Secretary

