

# TOWN OF EAST GREENBUSH PLANNING BOARD

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## MEMORANDUM

### EAST GREENBUSH PLANNING BOARD MEETING MINUTES December 28, 2011

#### Members:

Acting Chairman Matt Polsinello  
Jeff Spencer  
Don Panton  
Judy Condo

#### Also Present:

Rich Benko, Town Engineer  
Alison Lovely, Planning Board Secretary  
Matt Mastin, Planner

#### Alternate Members:

Pete Stenson

#### CALL TO ORDER / DETERMINATION OF QUORUM

Acting Chairman Polsinello called the meeting to order and determined that a quorum of four (4) members and one (1) alternate were present. Chairman Kennedy, Joe Kelley and Mr. Dubuque were absent. The alternate will be a voting member tonight. Introductions were made

#### CARVER COURT

(09-07)

Dick Tice of Brewer Engineering and Don Zee attorney for the project were both present on behalf of the applicant. The parcel is a PDD consisting of 77 acres with frontage on Upper Mannix Road. The proposal is for 35 structures/70 homes and another 29 structures with 116 units. The road coming in off of Mannix Road will be built to Town specifications and will be a boulevard entrance and then the roads will be private from the roundabout on. An easement will be created to maintain the green space in the roundabout. A 5' multipurpose pass for pedestrians will be constructed along the entrance which will then branch out to 8'. A future easement from the entranceway north to Route 4 will be established. A community center with a clubhouse and swimming pool, gazebo and picnic tables are proposed. The following is not in the PDD but the owners would offer land to the Thompson Hill resident's for a buffer area between their properties and the proposal. Public water and sewer with a gravity feed to a pump station to Mannix Road is proposed. Water would connect on Mannix Road. Each unit would have a one car garage and a parking spot. Stormwater drainage areas are proposed. The townhomes would require subdivision approval and the fourplexes would require site plan approval. Mr. Spencer asked if the fourplexes would be for rental or purchase. Mr. Polsinello asked if you make them both rentals, what happens to the Home Owners Association. Mr. Zee stated that it would be incorporated into the documents. Acting Chairman Polsinello stated that this was an update only.

**FORREST POINT II PDD**

(03-25a)

Acting Chairman Polsinello state that it has come to the board's attention that the earlier SEQRA vote to recommend the Town Board as Lead Agency for the Forrest Pointe II Minor PDD Amendment on October 26, 2011 was incorrect. In turn, the previous vote to approve the Forrest Pointe II Minor PDD Amendment on November 9, 2011 is also incorrect. I ask that we reopen and rescind the previous votes on the Forrest Pointe II Minor PDD Amendment.

**MOTION:** A motion was made by Acting Chairman Polsinello as follows: **The Planning Board hereby rescinds the October 26, 2011 motion recommending that the Town Board seek Lead Agency status in connection with a coordinated review under SEQRA.**

**Second by Judy Condo & roll called as follows:**

**M. Polsinello-YES; D. Panton-YES; J. Spencer-YES; J. Condo-YES; P. Stenson-YES**

**MOTION CARRIED BY A 5-0 VOTE**

**MOTION:** A motion was made by Acting Chairman Polsinello as follows: **The Planning Board hereby rescinds the November 9, 2011 motion to amend the Forrest Point PDD.**

**Second by Jeff Spencer & roll called as follows:**

**M. Polsinello-YES; D. Panton-YES; J. Spencer-YES; J. Condo-YES; P. Stenson-YES**

**MOTION CARRIED BY A 5-0 VOTE**

**MOTION:** A motion was made by Acting Chairman Polsinello as follows: **The Planning Board has determined the project to be a Type 1 action and hereby declares itself Lead Agency in connection with a coordinated review under SEQRA**

**Second by Don Panton & roll called as follows:**

**M. Polsinello-YES; D. Panton-YES; J. Spencer-YES; J. Condo-YES; P. Stenson-YES**

**MOTION CARRIED BY A 5-0 VOTE**

**NEW BUSINESS**

**CONSTANCE ALEXANDER-BOUNDARY LINE ADJUSTMENT** (11-18)

Rich Benko stated that the proposal is for a lot line adjustment. The proposal is to move a line which consists of an area of .28 acres.

**MOTION:** A motion was made by Acting Chairman Polsinello as follows: **The Town of East Greenbush Planning Board hereby declares itself Lead Agency and issues a Negative Declaration under SEQRA and grants final approval of the proposed lot line adjustment prepared by Danskin Lane Surveying LLC, dated November 11, 2011.**

**Second by Jeff Spencer & roll called as follows:**

**M. Polsinello-YES; D. Panton-YES; J. Spencer-YES; J. Condo-YES; P. Stenson-YES**

**MOTION CARRIED BY A 5-0 VOTE**

**CHESSER –MINOR 2-LOT SUBDIVISION** (11-17)

Annette Chesser presented the proposal to the Board. The parcel is located on Best Road and Craver Road. She would like to split the parcel into two lots. Each lot would consist of 2.12 acres and each lot has an existing house on it.

**MOTION:** A motion was made by Acting Chairman Polsinello as follows: **The Town of East Greenbush Planning Board hereby accepts the sketch plat dated November 3, 2011 prepared by R. Scott Land Surveying for the proposed 2-lot minor subdivision.**

**Second by Judy Condo & roll called as follows:**

**M. Polsinello-YES; D. Panton-YES; J. Spencer-YES; J. Condo-YES; P. Stenson-YES**

**MOTION CARRIED BY A 5-0 VOTE**

**MOTION:** A motion was made by Acting Chairman Polsinello 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 Don Panton & roll called as follows:**

**M. Polsinello-YES; D. Panton-YES; J. Spencer-YES; J. Condo-YES; P. Stenson-YES**

**MOTION CARRIED BY A 5-0 VOTE**

**MOTION:** A motion was made by Acting Chairman Polsinello as follows: **The Planning Board hereby schedules a public hearing for January 11, 2012 PM @ 7:05 PM at the East Greenbush town hall.**

**Second by Pete Stenson & roll called as follows:**

**M. Polsinello-YES; D. Panton-YES; J. Spencer-YES; J. Condo-YES; P. Stenson-YES**

**MOTION CARRIED BY A 5-0 VOTE**

**LAHTI –MINOR 2-LOT SUBDIVISION**

(11-19)

Steve Hart of Hart Engineering presented the proposal to the Board on behalf of Gary Lahti who was also present. Mr. Hart stated that the parcel is located on Michael Road and consists of 35 acres. There is an existing house on the property that the applicant's disabled brother lives in. The applicant wants to break off the house from the large parcel. Lot #1 would consist of 33.45 acres, the remaining lands and lot #2 would consist of 1.53 acres with the house on it. There is a 30' access in the rear of the house to Farm Road which is not a Town Road.

**MOTION:** A motion was made by Acting Chairman Polsinello 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 Don Panton & roll called as follows:**

**M. Polsinello-YES; D. Panton-YES; J. Spencer-YES; J. Condo-YES; P. Stenson-YES**

**MOTION CARRIED BY A 5-0 VOTE**

**MOTION:** A motion was made by Acting Chairman Polsinello as follows: **The Planning Board hereby schedules a public hearing for January 11, 2012 PM @ 7:20 PM at the East Greenbush town hall.**

**Second by Jeff Spencer & roll called as follows:**

**M. Polsinello-YES; D. Panton-YES; J. Spencer-YES; J. Condo-YES; P. Stenson-YES**

**MOTION CARRIED BY A 5-0 VOTE**

**NEW ZBA REFERRALS**

ZBA Appeal #2011-28-Oreste Orciuoli-41 Catskill Avenue-Area Variance-Setback for Apartment Building- assigned to Don Panton with report due on 1/11/12

ZBA Appeal #2011-29-Nancy Dahl-4 Onderdonk Avenue-Use Variance-Apartments in B-2 Zone- assigned to Pete Stenson with report due on 1/11/12

**REFERRALS-REPORTS & RECOMMENDATIONS**

**ZBA Appeal #2011-28-Reeta Duggal – 1 Lakeview Avenue -Use Variance-Single Family to Two Family-  
report by Jeff Spencer**

Mr. Spencer stated that the applicant is proposing to create an apartment in the basement of her home for her handicapped father who is confined to a wheelchair. Jeff doesn't see a problem with it as the rest of the area behind her house is residential. Therefore, Mr. Spencer recommends that the Zoning Board of Appeals grant the requested Special Use Permit.

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

**Second by Pete Stenson & roll called as follows:**

**M. Polsinello-YES; D. Panton-YES; J. Spencer-YES; J. Condo-YES; P. Stenson-YES**

**MOTION CARRIED BY A 5-0 VOTE**

**ZBA Appeal #2011-26-H & E Michel LLC. –91 Troy Road -Area Variance-Sign-report by Judy Condo**

Ms. Condo stated that the applicant is proposing to erect a second 6' x 6' free standing sign to advertise the garage at that location. There is a second sign on the property that advertises the three other businesses. There had been a second sign for the garage that was removed by NYSDOT due to the roundabout. Therefore, Ms. Condo recommends that the Zoning Board of Appeals grant the requested Area Variance. \*See attached report for further details.

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

**Second by Jeff Spencer & roll called as follows:**

**M. Polsinello-YES; D. Panton-YES; J. Spencer-YES; J. Condo-YES; P. Stenson-YES**

**MOTION CARRIED BY A 5-0 VOTE**

**REVIEW AND APPROVAL OF THE NOVEMBER 9, 2011 MEETING MINTUES**

Motion to approve November 9, 2011 meeting minutes by Acting Chairman Polsinello. Second by Pete Stenson. Motion carried by a 5-0 vote.

**ADJOURMENT**

There being no further business before the Board, the meeting was adjourned by Acting Chairman Polsinello. Seconded by Jeff Spencer. Carried by a 5-0 vote.

Respectfully Submitted

Alison Lovely  
Planning Board Secretary

