

TOWN OF EAST GREENBUSH PLANNING BOARD

TOWN HALL, 225 COLUMBIA TURNPIKE, RENNELAER, NY 12144 (518)477-2005 FAX (518)477-2386

MEMORANDUM

PLANNING BOARD MEETING AGENDA MAY 24, 2023 MEETING WILL BE HELD IN THE COMMUNITY ROOM AT TOWN HALL

7:00PM CALL TO ORDER/DETERMINATION OF QUORUM:

PUBLIC HEARINGS:

NONE

OLD BUSINESS:

(19-02a) Mabey's Phase 2-486 Third Avenue Extension- Major Site Plan & SUP – Review for Conditional Final Approval of SUP

NEW BUSINESS:

NONE

NEW ZBA REPORTS:

NONE

NEW ZBA REFERRALS:

ZBA Appeal #2023-04-Francis-8 Lake Shore Drive-Area Variance-Addition-Rear setback-report due at the June 14, 2023 meeting

REVIEW & APPROVAL OF MEETING MINUTES:

May 10, 2023 meeting minutes

*To view application materials use this link: <https://www.eastgreenbush.org/departments/planning-zoning/apps>

Copy To:

Mabey's Realty Inc.
486 Third Avenue Extension
Rensselaer, NY 12144

Cc: Rensselaer County Planning
Town Clerk
PB File No. 19-02a

Via Email: Building Inspector
Assessor

Town of East Greenbush
PLANNING BOARD

In the matter by:
Mabey's Realty Inc. For a
Special Use Permit

**Resolution and
Final Decision of
Planning Board**

File No. 19-02A-Phase 2

Whereas, An application has been filed by Mabey's Realty Inc. of 486 Third Avenue Extension, Rensselaer, NY, proposing the construction of an approximately 30,566 square feet, 1-story warehouse storage building and related improvements. The property is located in the Corporate Office/Regional Commercial Zoning District (OC) zone. This application has been examined for compliance with the applicable provisions of the Comprehensive Zoning Laws and the Town Code of East Greenbush; New York State Town Law Section 274-b and Section 3.11 of the Town's Comprehensive Zoning Law, on an application for a Special Use Permit to construct a storage facility, which is required Per Section 2.7.5 C of the Town's Comprehensive Zoning Law (Storage; self-storage rental facility & Storage; wholesaling/warehousing, off site); and

Whereas, The applicant has filed an application requesting a Special Use Permit at the property located at 486 Third Avenue Extension, East Greenbush, NY (Tax Map No. 144.-3-6.2); and

Whereas, The Planning Board has duly published a notice of public hearing regarding this appeal in The Record on April 15, 2023; and

Whereas, Notice of the initial Public Hearing was provided by Certified Mail to the owners of all property within 200 feet of the land involved in the application, and to the Rensselaer County Bureau of Economic Development and Planning; and

Whereas, A Public Hearing was held by the Planning Board on Wednesday, April 26, 2023 in the Town Hall of the Town of East Greenbush to consider this appeal; and

Whereas, At this hearing, the applicant as well as any and all persons interested in this appeal were heard, their statements recorded, and various written material including exhibits, if any, were entered into the record; and

Whereas, All statements, written material and exhibits submitted in connection with said appeal have been carefully considered; and

Whereas, This appeal has met all the requirements of SEQR, with the Town Board issuing a Negative Declaration on the subject application and accompanying site plan on May 17, 2023 now, therefore, be it

Resolved, That the Planning Board makes the following findings of fact:

1. The application has been reviewed and determined to be compliant with the 7 criteria as defined in Section 3.11.01 of the Town's Comprehensive Zoning Law. Specifically, the location and size of the use, and the intensity of the operations involved are in harmony with the district;
2. The location, nature, and height of the buildings will not discourage appropriate development and use of adjacent land and buildings; The building renderings, consisting of a windowed façade, will make the building more attractive than the current buildings on the site.
3. No additional traffic access is needed for Phase II of the development and off-street parking is adequate.
4. There is minimal change to off-street parking;
5. As a result of the construction of the warehouse storage building existing off-street parking may be less visible from residential lots;
6. The proposed use is in keeping with the existing development on site. The use will not be more objectionable than existing or nearby uses and will not adversely affect the general welfare of the inhabitants of the Town of East Greenbush;
7. The proposed buildings are readily accessible for fire and police protection.

Resolved, that the application for a Special Use Permit for the proposed 30,566 square feet warehouse storage building at the property located at 486 Third Avenue Extension, be Granted with the following conditions:

1. That the applicant be compliant with the corresponding site plan approval conditions: Lighting & hours of operation as indicated on the site plan; and
2. The plans must include a note stating the date of Planning Board Special Use Permit approval.
3. Conditions included in the final Town Board major site plan approval dated May 17, 2023 are applicable.
4. Subject to renewal 60 days after the issuance of a Certificate of Occupancy by the Planning Board to ensure compliance within the aforementioned conditions.

This resolution was moved by Chairman Mastin and seconded by _____ at a meeting duly held on May 24, 2023.

(Discussion)

A vote was taken as follows:

Matt Mastin	___
Robert Jucha	___
Ralph Viola	___
John Conway Jr.	___
Kurt Bergmann	___
Chris Horne	___
Don Panton	___

Motion carried

**TOWN OF EAST GREENBUSH
PLANNING BOARD**

By: _____
Matt Mastin, Chairperson

Dated: _____, 2023

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****Granting of this Special Use Permit, does not preclude the applicant from obtaining a building permit.***