

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 January 24, 2018

Members:

Matt Mastin, Chairman
Matt Polsinello
Jim Moore
Mike Bottillo
Nancy Kupiec
Kurt Bergmann

Also Present:

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

CALL TO ORDER / DETERMINATION OF QUORUM

Chairman Mastin called the meeting to order and determined that a quorum of six (6) members were present. Ralph Viola was absent. Chairman Mastin introduced the new member Kurt Bergmann who moved over from the Zoning Board and Adam Yagelski, the new Planner.

PUBLIC HEARINGS:

NONE

OLD BUSINESS:

EG TECH PARK-MAJOR SITE PLAN/PDD EXPANSION-SECTION 2/PHASE 2 -TECH VALLEY DRIVE (05-49b)

Steve Hart of Hart Engineering (representing the applicant) and Fred Mastroianni (Town designated Engineer) of GPI were present. Steve Hart stated that they are working out the traffic issues on how the site would be accessed off of Mannix Road for Phase 2. Three different routes have been proposed. Option B has been tossed out as it won't work. Option A requires the acquisition of land which has been unsuccessful. Option C is the only option available at this time which consists of a "T" intersection further down Mannix Road than where the current entrance is. Steve Hart stated that both traffic options have been discussed in the FEIS which is in the Town Board's hands and they will hopefully accept the FEIS in February. Chairman Mastin stated that these modifications to the road are only triggered after exceeding 100,000 square feet of development. Steve Hart stated that Phase 1 of the Tech Park isn't at full build out yet. Jim Moore asked why option B was taken off the table. Steve Hart stated that the turning radius into the site was too tight and would cause a possible backup into the roundabout on Route 4. Chairman Mastin asked Fred if GPI is comfortable with both of the viable options. Fred stated that yes, both options provide a continuous flow. Chairman Mastin stated that from a SEQR perspective, the Town Board will accept the FEIS at their February meeting, and then at the Planning Board's second meeting in February if the Board is comfortable they would make a recommendation on the PDD and the major site plan, which would then go back to the Town Board for approval in March.. Fred Mastroianni stated that with option C, a cul de sac would be built where the current access to the site is now and that access would be eliminated. Jim Moore asked if a 2nd access will still be there for Phase 2. Fred stated that is correct.

Chairman Mastin asked if there were any questions from the Board.

- Matt Polsinello asked if the roadways would be turned over to the Town. Steve Hart stated yes.
- Nancy Kupiec asked if there was an issue with the guardrails being metal as opposed to timber and an issue with the walking trail. Fred Mastroianni stated that at one point there was an issue with the spacing but that has been redesigned and that there will be 4 inch crusher run on the trail that they will maintain.
- Jim Moore asked if the guardrails would be true wood. Fred stated that is correct.
- Joe Slater asked how likely it would be that the applicant will acquire the land. Steve Hart stated he wasn't sure. Joe Slater stated that the Town could conditionally approve option A if the land was acquired by the time of construction and if not could default back to Option C.

K-MARTS- PROPOSED PROFESSIONAL OFFICES-164 COLUMBIA TURNPIKE (17-24)

Steve Hart of Hart Engineering and the applicant Tyler Culberson were both present. Steve Hart stated that they met the parking requirement of 680 cars and as far as landscaping goes, they created four islands within the lot and created more of a Boulevard entrance. The landscaping has also been improved along the entire front of the site. The landscaping is at 30%. Chairman Mastin asked if there were any questions and started off by saying that the current plan definitely seems like an improvement. Steve Hart stated that they have also put on the plan a sidewalk from Columbia Turnpike all the way into the parcel. There are ADA compliant parking spaces and they have gotten rid of the sidewalk across the front of the building.

- Jim Moore asked if there was a bus stop in front of the building. Tyler Culberson stated that he thought so but wasn't sure of its exact location.
- Chairman Mastin asked if they are changing the lighting. Steve Hart stated that they are installing new LED lighting.
- Kurt Bergmann asked if there were any changes to drainage or runoff. Steve Hart stated that no, they are just milling, repaving and restriping the parking lot. Steve Hart discussed the building rendering.
- Kurt Bergmann asked what the construction of the walls consisted off. Tyler Culberson stated that they will dress up the walls with stucco and repaint them.
- Jim Moore asked if in the rear of the building if there is an area for the employees to eat lunch. Tyler Culberson stated that there is a trainee's lunch area on the side of the building and an area in the rear for full time employees.
- Kurt Bergmann asked where the location of the dumpster is. Tyler Culberson stated it's in the rear of the site and will make sure it's shown on the next site plan. Chairman Mastin asked if there was anything else.
- Matt Polsinello asked what are the changes in the rear of the site. Tyler Culberson stated that nothing has changed in the rear of the site.

NEW BUSINESS:

KELLER- 110 SPRINGHURST DRIVE NORTH-SPECIAL USE PERMIT (17-26)

Chairman Mastin stated that a public hearing needs to be scheduled for this application and also assigned to a Planning Board member to do a report on. This application was assigned to Nancy Kupiec to report back to the Board and the following motion was made.

MOTION: A motion was made by Chairman Mastin as follows: A Public Hearing is hereby scheduled for February 28, 2018 @ the East Greenbush Town Hall @ 7:05 PM

Seconded by Mike Bottillo & roll called as follows:

**M. Mastin-YES; M. Polsinello-YES; M. Bottillo-YES; J. Moore-YES; N. Kupiec –YES;
K. Bergmann-YES.**

MOTION CARRIED BY A 6-0 VOTE

WALTERMIRE- 440 LUTHER ROAD-MINOR 2-LOT SUBDIVISION (18-01)

Rod Michael of RDM Surveying representing the owner Dorothy Waltermire presented the proposal to the Board. Rod Michael stated that Dorothy had received a variance in 1999 for lot size and frontages along Luther Road. Rod Michael stated that Dorothy now wants to give a piece of land to her daughter. Lot #1 would consist of 1 acre with 200' of frontage and has a house (with well and septic) and garage on it. Lot #2 would consist of the remaining lands of 10.85 acres with 64' of frontage (flag lot). Joe Slater stated that Lot #1 is only an acre and the Zone requires 2 acres. Joe Slater stated that the Planning Board cannot approve a subdivision with an undersized lot without the applicant obtaining a modification of specific requirements as stated in the subdivision regulations, which requires concurrence from the Town Board. There was then a discussion on how to make Lot #1 conforming. Mr. Michael stated he would discuss the options with the owner.

MOTION: A motion was made by Chairman Mastin as follows: A Public Hearing is hereby scheduled for February 28, 2018 @ the East Greenbush Town Hall @ 7:15 PM

Seconded by Matt Polsinello & roll called as follows:

**M. Mastin-YES; M. Polsinello-YES; M. Bottillo-YES; J. Moore-YES; N. Kupiec –YES;
K. Bergmann-YES.**

MOTION CARRIED BY A 6-0 VOTE

GLAZ- OLD COUSE LUTHER RD/NEWKIRK RD-MAJOR SITE PLAN (18-02)

John Bossalini from Amadore Homes & Brett Steenburgh were both present on behalf of the proposal to construct 96 senior apartments off of Luther Road on Newkirk Road. Brett Steenburgh stated the proposal is for 3-32 unit buildings and paperwork has been submitted to the Zoning Board of Appeals for four Area Variances. Brett Steenburgh stated that there is a 200' to 300' buffer to the residence on Glaz Road. They want to maintain as much as a buffer to them as possible and remove as little trees as possible. Glaz Road sits about 30' above the proposed project. Brett Steenburgh stated that the Town recommended closing off Newkirk Road and have the access be at the light at Luther/Michael Road due to site distance issues. Brett Steenburgh stated that there will be a parking garage under each structure and an elevator to service all three floors. They are also proposing a community garden, bocce, grills, pavilion & horseshoes. Brett feels that the best part of this project is it's close to the YMCA and Library. Brett Steenburgh stated that the plan shows an emergency access to Glaz Road, although it's not required. There is water and sewer available and storm water will be maintained on site. Each building will have 32 parking spaces and 18 additional spaces out front and additional 14 spaces near the amenities. Storm water management will be maintained on site and discharged into the wetland area on the site. Chairman Mastin asked the Board if they had any questions.

●Nancy Kupiec asked if the apartments are just for seniors, if there will be separate utilities and if they've considered solar options. John Bossalini answered that he hasn't looked at it from that aspect, but it's a possibly. Separate utilities work best.

●Kurt Bergmann asked if the buildings were three stories and if that included the parking and residential and also wanted to clarify that there are single family homes on Newkirk Road and some across the street on Michael Road and if these proposed apartments were just senior citizens. Brett Steenburgh stated that its three residential floors and 1 garage and that yes there are single family homes in both of those locations. John Bossalini stated that he'd like 55 and over. Joe Slater stated that per Town Code it's 62 and older with exceptions for spouses and children.

●Matt Polsinello asked how many acres the site is. Brett Steenburgh stated that it consists of 17.64 acres.

●Kurt Bergmann asked the applicant to show the boundaries of the parcel and if the area proposed was the only buildable area. Brett Steenburgh stated that there are other areas but that the area proposed is the best area.

●Nancy Kupiec asked if there were any sidewalks. Brett Steenburgh stated that the Town just installed sidewalks along Luther Road.

●Chairman Mastin asked if there was a market analysis and also asked for building renderings. John Bossalini stated that that it was very favorable and showed the Board the building rendering shown from the western side (Glaz Road).

Chairman Mastin stated that they will hold off on accepting the sketch plan until the project was granted the necessary variances by the Zoning Board of Appeals.

●Jim Moore stated that he feels that sometimes the Board is too quick to accept the sketch plan sometimes. He says developing the concept plan a little more is important and asked what the slope on the emergency access was. Brett Steenburgh stated it's at 10%.

●Nancy Kupiec asked about the façade design and would like to see something different and not what's been used so commonly in similar developments in the area.

●Matt Polsinello asked to see the underground parking layout and asked if there was any room under for each apartment to have a little storage area. Brett Steenburgh stated that he would provide a layout to the Board and they do have some opportunity for an area for that.

REFERRALS-REPORTS & RECOMMENDATIONS:

NONE

NEW ZBA REFERRALS:

ZBA Appeal #2018-01-Thomas-419 Luther Road- Area Variance-Proposal to construct a 28' x 32' garage in the side yard with a 20' side setback-assigned to Mike Bottillo

ZBA Appeal #2018-02-Glaz-Old Luther/Couse Road(Newkirk Road)- 4 Area Variances-Proposal to construct 3 apartment buildings each with a height of 47.3' on one parcel-assigned to Jim Moore

ZBA Appeal #2018-03-Whitney-3-15 Whitney Way- Interpretation-Proposes the installation of 3 additional mobile homes in existing mobile home park-assigned to Matt Polsinello

ORGANIZATIONAL MEETING 2018:

Meetings:

- Meetings will be held two times per month on the second and fourth Wednesday of each month.
- Meetings will commence at 7:00 PM in the Town Court Room or Community Room

MOTION: A motion was made by Chairman Mastin as follows: **The Town of East Greenbush Planning Board hereby appoints Greenman-Pederson Inc., Delaware Engineering, D.P.C., Behan Planning and Design, CT Male Associates, D.P.C., Barton & Loguidice, MJ Engineering and Land Surveying, P.C., Creighton Manning, Laberge Group, and H. V. LaBarba & Associates Engineering as Planning Board Engineering consultants.**

Seconded by Mike Bottillo & roll called as follows:

Chairman Mastin	<u>Yes</u>
Mr. Polsinello	<u>Yes</u>
Mr. Moore	<u>Yes</u>
Mr. Bottillo	<u>Yes</u>
Mr. Viola	<u>Absent</u>
Ms. Kupiec	<u>Yes</u>
Mr. Bergmann	<u>Yes</u>

MOTION CARRIED BY A 6 -0 VOTE.

MOTION: A motion was made by Chairman Mastin as follows: **The Town of East Greenbush Planning Board hereby appoints Matt Polsinello as the Vice Chairperson in absence of the Planning Board Chairman.**

Seconded by Jim Moore & roll called as follows:

Chairman Mastin	<u>Yes</u>
Mr. Polsinello	<u>Yes</u>
Mr. Moore	<u>Yes</u>
Mr. Bottillo	<u>Yes</u>
Mr. Viola	<u>Absent</u>
Ms. Kupiec	<u>Yes</u>
Mr. Bergmann	<u>Yes</u>

MOTION CARRIED BY A 6 -0 VOTE.

MOTION: A motion was made by Chairman Mastin as follows: **The Town of East Greenbush Planning Board hereby appoints Joseph Slater as the Planning Board Attorney.**

Seconded by Nancy Kupiec & roll called as follows:

Chairman Mastin	<u>Yes</u>
Mr. Polsinello	<u>Yes</u>
Mr. Moore	<u>Yes</u>
Mr. Bottillo	<u>Yes</u>
Mr. Viola	<u>Absent</u>
Ms. Kupiec	<u>Yes</u>
Mr. Bergmann	<u>Yes</u>

MOTION CARRIED BY A 6 -0 VOTE.

MOTION: A motion was made by Chairman Mastin as follows: **The Town of East Greenbush Planning Board hereby appoints Alison Lovely as secretary to the Board.**

Seconded by Matt Polsinello & roll called as follows:

Chairman Mastin	<u>Yes</u>
Mr. Polsinello	<u>Yes</u>
Mr. Moore	<u>Yes</u>
Mr. Bottillo	<u>Yes</u>
Mr. Viola	<u>Absent</u>
Ms. Kupiec	<u>Yes</u>
Mr. Bergmann	<u>Yes</u>

MOTION CARRIED BY A 6 -0 VOTE.

MOTION: A motion was made by Chairman Mastin as follows: **The Town of East Greenbush Planning Board hereby approves the proposed 2018 meeting calendar.**

Seconded by Jim Moore & roll called as follows:

Chairman Mastin	<u>Yes</u>
Mr. Polsinello	<u>Yes</u>
Mr. Moore	<u>Yes</u>
Mr. Bottillo	<u>Yes</u>
Mr. Viola	<u>Absent</u>
Ms. Kupiec	<u>Yes</u>
Mr. Bergmann	<u>Yes</u>

MOTION CARRIED BY A 6 -0 VOTE.

REVIEW AND APPROVAL OF MEETING MINUTES:

Motion by Chairman Mastin to approve the December 27, 2017 meeting minutes as is.
Seconded by Mike Bottillo. Motion carried by a 4-0-2 vote. Matt Polsinello & Kurt Bergmann abstained.

ADJOURNMENT:

There being no further business before the Board, the meeting was adjourned by Chairman Mastin.
Seconded by Jim Moore. Carried by a 6-0 vote.

Respectfully Submitted



Alison Lovely, Planning Secretary