

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

February 14, 2018

Members:

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

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 seven (7) members were present.

PUBLIC HEARINGS:

NONE

NEW BUSINESS:

HOFFMANS DEVELOPMENT-302 COLUMBIA TURNPIKE-MINOR SITE PLAN (18-03)

Frank Palumbo of CT Male Associates presented on behalf of the applicant. Tom Hoffman Jr. and Marty Andrews from Hoffman's were present. Frank Palumbo stated that there is an existing building at 302 Columbia Turnpike and Hoffman's is under contract to purchase the lot next door that was recently subdivided. Hoffman's is proposing access management using an existing curb cut on Columbia Turnpike on the site that is under contract for purchase. Frank Palumbo stated that the applicant purposes to close off the entrance on Barber Drive and to close off the existing exit onto Columbia Turnpike and make an in and out at the existing curb cut on the parcel under contract next door. The applicant proposes automatic cashiers and then the cars would form a line into the car wash. There would be enough room for the stacking of approximately 15 cars, as currently cars back up onto Barber Drive and Columbia Turnpike. The applicant is also proposing to move the vacuums and have a central area for several vacuums which people can drive into a designated spot to vacuum their vehicles. The applicant is reducing the overall impervious area, there is less than an acre of disturbance and they are doing a sediment erosion control plan. Rain gardens are proposed that will catch water and then send it to the catch basin/manhole. Chairman Mastin asked if there were any questions.

●Ralph Viola stated that the Burnt Hills (Ballston Spa) location is great. Ralph asked the applicant to confirm that there will only be one curb cut and why aren't they keeping the second one. Tom Hoffman Jr. stated that they are mirroring the Queensbury car wash which has one point of ingress and egress and works great and pointed out the bypass lane which Ralph stated he didn't see.

●Matt Polsinello asked if the applicant has thought about cutting down the one lane from 24' to 14' on the one way bypass lane. Frank Palumbo stated that they will put in pavement striping; they want to make sure that it's maintained for larger vehicles that come through.

●Nancy Kupiec commented that it does get backed up on nice days and she likes the plan.

●Jim Moore asked if it made sense to install mountable curbing where the pavement striping area is. Frank Palumbo stated that they can look at that and consider it.

●Kurt Bergmann asked if there will be three stacking lanes and the person comes in and pays and then drives around. If there are existing sidewalks in front of the site and if the applicant has enough storage area. Frank Palumbo stated that was correct how a person would enter into the site and that there are no sidewalks in front of the site, they are on the opposite side of the road and the applicant just built an addition to the building last year so they have enough storage.

●Ralph Viola asked where the dumpster will be located and asked if it will be enclosed. Frank Palumbo stated that he will locate it on the plan for the next meeting. It's not being moved and it's already enclosed.

●Matt Polsinello asked if there was a landscape plan and if the trees are staying that are located along Barber Drive. Marty Andrews stated that they will plant more where the Barber Drive curb cut will be cut off. Frank Palumbo stated that he will bring a landscaping plan to the next meeting. Chairman Mastin asked if there were any more questions.

●Signage was discussed. The applicant proposed moving the current sign to the proposed ingress/egress to get customers used to the new location on the site.

MOTION: A motion was made by Chairman Mastin as follows: The Town of East Greenbush Planning Board hereby declares their intent to seek lead agency and accepts the sketch plan dated January 30, 2018 by CT Male Associates for the proposed minor site plan.

Seconded by Matt Polsinello & roll called as follows:

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

MOTION CARRIED BY A 7-0 VOTE

OLD BUSINESS:

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

Joe Slater gave an update to the Board. Joe Slater stated that both lots are now conforming and up to code. The Board will hold a public hearing at its next meeting.

MOTION: A motion was made by Chairman Mastin as follows: **The Town of East Greenbush Planning Board hereby accepts the sketch plat dated, January 2, 2018, and last revised on January 30, 2018 prepared by RDM Surveying for the proposed 2-lot minor subdivision.**

Seconded by Matt Polsinello & roll called as follows:

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

MOTION CARRIED BY A 7-0 VOTE

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

Seconded by Matt Polsinello & roll called as follows:

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

MOTION CARRIED BY A 7-0 VOTE

REFERRALS-REPORTS & RECOMMENDATIONS:

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-report by Mike Bottillo

Mike Bottillo stated that the applicant is looking to place a 28' x 32' detached garage on the side of her house with a 20' side setback, a 50' side setback is required in the R-OS zoning district. Mr. Bottillo stated there is a culvert on the other side of the house and the applicant would have to bring in a lot of fill and create a new driveway if it was placed on that side. Mike Bottillo spoke to the immediate neighbor and they had no issues. Mike Bottillo stated that there is 14' between the proposed garage and the house. The applicant didn't want to attach the garage due to the living room being right there. *See attached report for further details.

●Kurt Bergmann asked if it would be for commercial use. Mike Bottillo stated that the applicant stated it would not be. The applicant has 4 cars a boat and an RV.

●Ralph Viola asked if it was limited to one story. Mike Bottillo stated that yes it is.

MOTION: A motion was made by Chairman Mastin as follows: **The Town of East Greenbush Planning Board hereby provides a positive recommendation to the Zoning Board to grant the Area Variance for the proposed 28' x 32' detached garage in the side yard, with a 20' side setback with the condition that the structure is limited to one story in height and no commercial use.**

Seconded by Ralph Viola & roll called as follows:

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

MOTION CARRIED BY A 7-0 VOTE

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' report by Jim Moore

Jim Moore stated that the site is currently vacant and heavily wooded and is located on Newkirk Road right off of Luther Road/Route 151. Jim Moore stated that the proposal is for 3-32 unit buildings. Each building is proposed to be 47.3' tall which exceeds the height requirement of 35' in the R-B Zoning District. Jim Moore stated that the fourth area variance is for three principal buildings on one lot, only one building is allowed. Jim Moore stated he spoke to the neighbor at Michael & Newkirk Road who had some concerns: traffic, height of the buildings and the number of apartments. *See attached report for further details.

●Ralph Viola stated he visited the site over a year ago and there won't be much of a buffer to the homes on Glaz Road.

●Chairman Mastin stated that the plan is now different from the one proposed over a year ago and a buffer does exist.

MOTION: A motion was made by Chairman Mastin as follows: **The Town of East Greenbush Planning Board hereby provides a positive recommendation to the Zoning Board to grant the 4 Area Variances for the proposal to construct 3 buildings on one parcel; each with a height of 47.3'.**

Seconded by Nancy Kupiec & roll called as follows:

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

MOTION CARRIED BY A 7-0 VOTE

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

Matt Polsinello stated that the property has been a mobile home park since Robert Whitney purchased the property and its existence as a mobile home park predates any town zoning ordinances prohibiting their existence in the Town. Matt Polsinello stated that the park currently consists of 5 mobile homes, the applicant wishes to add 3 more mobile homes to the park. County records and information from park residences revealed that there were 8 mobile homes in existence at the park in that past. Matt Polsinello stated that in summary, it seems that 8 homes is the obvious limit to the number of homes allowed in the park based on the historical evidence. *See attached report for further information.

MOTION: A motion was made by Chairman Mastin as follows: **The Town of East Greenbush Planning Board, based on the information provided believes that the appropriate interpretation is that the applicant should be allowed to restore the total mobile home count to 8 homes within the park.**

Seconded by Mike Bottillo & roll called as follows:

M. Mastin-YES; M. Polsinello-YES; M. Bottillo-YES; J. Moore-YES; N. Kupiec -YES; R. Viola-YES; K. Bergmann-YES.

MOTION CARRIED BY A 7-0 VOTE

NEW ZBA REFERRALS:

NONE

REVIEW AND APPROVAL OF MEETING MINUTES:

Motion by Chairman Mastin to approve the January 24, 2018 meeting minutes as is.
Seconded by Jim Moore. Motion carried by a 6-0-1 vote. Ralph Viola abstained.

ADJOURNMENT:

There being no further business before the Board, the meeting was adjourned by Chairman Mastin.
Seconded by Jim Moore. Carried by a 7-0 vote.

Respectfully Submitted


Alison Lovely, Planning Secretary