

# 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 JULY 12, 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:

(23-14) Sahasra Developers-743 Columbia Turnpike-Site Plan Modification-Parking Lot Addition-Review for final conditional approval

NEW BUSINESS:

(23-16) Golden Grain-118 Troy Road-Minor Site Plan/SUP-Parking Lot Addition- Accept Sketch Plan, SEQR Classification, Schedule PH for SUP-Tentative

(23-17) Seaboard Solar-465 Miller Road East/West-Proposed Large-Scale Solar-Major Site Plan/Lot Line Adj./SUP-Presentation ONLY

NEW ZBA REPORTS:

NONE

NEW ZBA REFERRALS:

ZBA Appeal #2023-07-Vitale-41 Rose Lane-Area Variance-Shed-Report due at the July 26, 2023 meeting

ZBA Appeal #2023-08-580 Columbia Turnpike LLC.-578 Columbia Turnpike (Bldg. F)-Area Variance-Sign Report due at the July 26, 2023 meeting

REVIEW & APPROVAL OF MEETING MINUTES:

*June 28, 2023 meeting minutes*

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

**SAHASRA DEVELOPERS**  
**743 COLUMBIA TURNPIKE**  
**SITE PLAN MODIFICATION**  
**JULY 12<sup>th</sup>, 2023**

**MOTION FOR CONDITIONAL APPROVAL:**  
**(23-14)**

**MOTION:** A motion was made by Chairman Mastin as follows: The Town of East Greenbush Planning Board hereby reclassifies this action as a type II action in accordance with 6 CRR-NY 617.5(c)(18): Reuse of a residential or commercial structure, or of a structure containing mixed residential and commercial uses, where the residential or commercial use is a permitted use under the applicable zoning law or ordinance, including permitted by special use permit, and the action does not meet or exceeds any of the thresholds in section 617.4 of this Part; and grants final approval of the proposed Site Plan Modification as depicted on the site plan entitled “ 743 Columbia Turnpike” prepared by Advance Engineering, dated July 7, 2023 subject to the following conditions:

- Satisfying outstanding technical details as determined by the Town’s Department of Planning and Zoning.
- All remaining fees are paid to the Town.

**GOLDEN GRAIN**  
**MINOR SITE PLAN**  
**& SPECIAL USE PERMIT**  
**118 TROY ROAD**  
**JULY 12, 2023**

**MOTION to ACCEPT SKETCH PLAN**  
**(23-16)**

MOTION: A motion was made by Chairman Mastin as follows: **The Town of East Greenbush Planning Board hereby;**

1. **Determines this action to be a Type II SEQRA action in accordance with 6 CRR-NY 617.5(c)(18): Reuse of a residential or commercial structure, or of a structure containing mixed residential and commercial uses, where the residential or commercial use is a permitted use under the applicable zoning law or ordinance, including permitted by special use permit, and the action does not meet or exceeds any of the thresholds in section 617.4 of this Part.**
2. **Accepts the sketch plan prepared by as depicted on the site plan prepared by Advance Engineering dated October 28, 2022.**

**MOTION to SCHEDULE PUBLIC HEARING**  
**SPECIAL USE PERMIT**  
**(23-16)**

MOTION: A motion was made by Chairman Mastin as follows:  
**The Town of East Greenbush Planning Board hereby schedules a Public Hearing related to the proposed Special Use Permit for July 26<sup>th</sup>, 2023 at the East Greenbush Town Hall at 7:00 PM.**

*End of Motion*