

TOWN OF EAST GREENBUSH PLANNING BOARD

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MEMORANDUM

EAST GREENBUSH PLANNING BOARD MEETING MINUTES

July 12, 2017

Members:

Matt Mastin, Chairman
Matt Polsinello
Jim Moore
Jim Giordano
Mike Bottillo

Also Present:

Alison Lovely, Planning Board Secretary
Joseph Slater, Planning Board Attorney

CALL TO ORDER / DETERMINATION OF QUORUM

Chairman Mastin called the meeting to order and determined that a quorum of five (5) members were present. Ralph Viola and Paul DiMascio were absent.

PUBLIC HEARINGS:

NONE

OLD BUSINESS:

NONE

NEW BUSINESS:

DUSENBERY-UPPER MANNIX ROAD-LOT LINE ADJUSTMENT

(17-08)

Margene Lagrave presented the proposal to the Board. Margene stated that the proposal is for a lot line adjustment between 294 & 296 Upper Mannix Road. The side line is being adjusted to allow the one lot access to their driveway and aligns the new line with a row of spruce trees while maintaining the 2 lot acre requirement for each lot. Chairman Mastin asked the Board if they had any questions.

- Matt Polsinello asked the applicant if they were abandoning any utilities. Margene stated they are not.
- Jim Moore asked about the side setbacks. Margene stated that they have an area variance for the one setback.

MOTION: A motion was made by Chairman Mastin 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 McGrath Land Surveyors, and dated July 5, 2017.**

Seconded by Mike Bottillo & roll called as follows:

M. Mastin-YES; M. Polsinello-YES; M. Bottillo-YES; J. Moore-YES; J. Giordano-YES.

MOTION CARRIED BY A 5-0 VOTE

REFERRALS-REPORTS & RECOMMENDATIONS:

Joe Slater discussed two zoning applications coming up, one on tonight's agenda for a report and one that is being assigned tonight. He feels that ZBA Appeal #2017-16-Richter & #2017-18-Hitchcock were misclassified and should be classified as Accessory Uses: Parking Off street or garage, commercial vehicles, requiring use variances.

ZBA Appeal #2017-15-Tibbits-24 Linden Avenue-2 Area Variances-Proposal to construct on an undersized lot/setback-assigned to Ralph Viola-Ralph Viola was absent so there was no report.

ZBA Appeal #2017-16-Richter-3 Werking Road-Special Use Permit-Proposes home occupation (business vehicles being stored at residence)-assigned to Mike Bottillo

After some discussion, the following motion was given for ZBA Appeal #2017-16-Richter:

MOTION: A motion was made by Chairman Mastin as follows: **Whereas, the Town of East Greenbush Planning Board was presented an application for a Special Use Permit by the above applicant for a Home Occupation;**

Whereas, after review and discussion of the application, the Planning Board has determined that the application seeking to park 3-5 commercial vehicles for a landscaping business does not qualify as a "Home Occupation" consistent with the Town's Comprehensive Zoning Law;

Whereas, the Planning Board has determined that the application is more consistent with "Accessory Use: Parking off street or garage, commercial vehicles", which is not permitted in the R-B District;

As Such, be it resolved that the Planning Board recommends that the Zoning Board of Appeals consider this aforementioned application as an application for a Use Variance for an "Accessory Use: Parking off street or garage, commercial vehicles"

Seconded by Mike Bottillo & roll called as follows:

**M. Mastin-YES; M. Polsinello-YES; M. Bottillo-YES;
J. Moore-YES; J. Giordano-YES.**

MOTION CARRIED BY A 5-0 VOTE

NEW ZBA REFERRALS:

ZBA Appeal #2017-14-Heitzman-516 3rd Ave Ext.-Special Use Permit & Area Variance-Proposes home office for online auto sales (vehicles to be stored at another site)& larger sign then allowed-assigned to Matt Polsinello

ZBA Appeal #2017-17-Hoffman's-302 Columbia Turnpike- Area Variance-Side setback - Proposal to construct an addition-assigned to Mike Bottillo

ZBA Appeal #2017-18-Hitchcock-7 Rugby Road-Special Use Permit-Proposes home occupation (business vehicles being stored at residence)-assigned to Mike Bottillo

REVIEW AND APPROVAL OF MEETING MINUTES:

Approval of the June 14, 2017 & June 28, 2017 meeting minutes tabled.

ADJOURNMENT:

There being no further business before the Board, the meeting was adjourned by Chairman Mastin. Seconded by Matt Posinello. Carried by a 5-0 vote.

Respectfully Submitted

A handwritten signature in cursive script that reads "Alison Lovely".

Alison Lovely, Planning Secretary