

# TOWN OF EAST GREENBUSH PLANNING BOARD

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## MEMORANDUM

EAST GREENBUSH PLANNING BOARD  
MEETING MINUTES  
APRIL 12, 2017

**Members:**

Matt Mastin, Chairman  
Matt Polsinello  
Jim Moore  
Ralph Viola  
Mike Bottillo  
Paul DiMascio

**Also Present:**

Alison Lovely, Planning Board Secretary  
Joseph Slater, Planning Board Attorney  
Tony Manfredi, Director of Planning

**CALL TO ORDER / DETERMINATION OF QUORUM**

Chairman Mastin called the meeting to order and determined that a quorum of six (6) members were present. Jim Giordano was absent.

**PUBLIC HEARING:**

NONE

**OLD BUSINESS:**

**HARTLAND ASSOCIATES-RIDGE ROAD-MINOR 4-LOT SUBDIVISION (16-19)**

Steve Hart presented the proposal and stated that the public hearing was done at the last meeting. The project consists of 18 acres and the proposal is for 4 lots with frontage on Ridge Road which is in the R-B zoning district. There is 30% of natural area that will be left and is shown on the plan.

MOTION: A motion was made by Chairman Mastin as follows **The Town of East Greenbush Planning Board hereby accepts the sketch plat dated, April 3, 2017, prepared by Hart Engineering for the proposed 4-lot minor subdivision.**

**Seconded by Matt Polsinello & roll called as follows:**

**M. Mastin-YES; M. Polsinello-YES; M. Bottillo-YES; J. Moore-YES; P. DiMascio-YES; R. Viola-YES.**

**MOTION CARRIED BY A 6-0 VOTE**

MOTION: A motion was made by Chairman Mastin as follows: **The Town Planning Board and Project Review Team have taken a “hard look” at the potential environmental impacts of this project by carefully considering and reviewing the Short Environmental Assessment Form, considering all the Applicant’s proposed mitigation measures as they relate to environmental issues and more particularly to traffic, fire and rescue and MS-4 storm water management and hereby issues a Negative Declaration under SEQRA.**

**Seconded by Mike Bottillo & roll called as follows:**

**M. Mastin-YES; M. Polsinello-YES; M. Bottillo-YES; J. Moore-YES; P. DiMascio-YES; R. Viola-YES.**

**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 grants conditional approval subject to the following:**

- Satisfying outstanding technical details as determined by the town planning department; and
- All remaining fees are paid to the Town.

Seconded by Jim Moore & roll called as follows:

M. Mastin-YES; M. Polsinello-YES; M. Bottillo-YES; J. Moore-YES; P. DiMascio-YES;  
R. Viola-YES.

**MOTION CARRIED BY A 6-0 VOTE**

**EAST GREENBUSH TECH PARK, SECTION 2, PHASE 2-TECH VALLEY DR.: (05-49B)**

Steve Hart from Hart Engineering presented an update to the Board. Steve Hart stated that they just received GPI's comments and they are also waiting to hear back from NYSDOT.

● Jim Moore asked Tony Manfredi if there were any restrictions to the plantings in the right away along Mannix Road and if there was any specific landscaping plan will be proposed for that area and also within the parking lot, screening is critical in the area where Tech Valley Drive is parallel with Mannix Road and in parking lots. Tony Manfredi stated that NYSDOT is lenient, as long as it doesn't affect site distance or traffic safety. The applicant didn't have any landscaping planned for that area. Chairman Mastin stated that he remembered the Board requesting landscaping in the area where Tech Valley Drive is parallel to Upper Mannix Road. Steve Hart is going to check the landscaping. Jim Moore also asked about any precedent with the guardrail. Steve Hart stated that they are looking into the detail for the guardrail.

● Ralph Viola asked if there was a double row of trees like was discussed. Staggering the trees to shield lights from Mannix Road. Steve Hart stated that he would provide something to the board.

Tony Manfredi requested that the applicant provide the landscaping plans so that the Planning Board can see the landscaping prior to their next meeting.

Chairman Mastin asked if they are still at a point where certain square footage would trigger certain mitigation measures with traffic at Mannix Road.

**NEW BUSINESS:**

**NARDACCI/SMITH-WASHINGTON AVENUE (16-20)**

Diane Nardacci presented the proposal to the Board. The proposal is to subdivide 250 Hudson Avenue with an attached lot that fronts on Washington Avenue East. Diane Nardacci stated that at one time they were two lots. The area variance for the frontage was approved by the Zoning Board at their April 11, 2017 meeting.

MOTION: A motion was made by Chairman Mastin as follows: **The Town of East Greenbush Planning Board hereby accepts the sketch plat dated, February 5, 2016, prepared by Hershberg & Hershberg for the proposed 2-lot minor subdivision.**

Seconded by Paul DiMascio & roll called as follows:

M. Mastin-YES; M. Polsinello-YES; M. Bottillo-YES; J. Moore-YES; P. DiMascio-YES;  
R. Viola-YES.

**MOTION CARRIED BY A 6-0 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 Mike Bottillo & roll called as follows:

**M. Mastin-YES; M. Polsinello-YES; M. Bottillo-YES; J. Moore-YES; P. DiMascio-YES; R. Viola-YES.**

**MOTION CARRIED BY A 6-0 VOTE**

MOTION: A motion was made by Chairman Mastin as follows: **A Public Hearing is hereby scheduled for April 26, 2017 @ 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; P. DiMascio-YES; R. Viola-YES.**

**MOTION CARRIED BY A 6-0 VOTE**

**FAHR-TRUMBULL-UPPER MANNIX ROAD (16-20)**

Steve Hart of Hart Engineering presented the proposal to the Board. The parcel consists of approximately 9 acres on Upper Mannix Road which is located in the R-OS zoning district and the proposal is for a two lot subdivision. Lot #1 would consist of approximately 7.03 +/- acres and have approximately 306' feet of road frontage. Lot #2 would consist of approximately 2.00 +/- acres and have approximately 200' feet of road frontage. Both lots would be serviced with wells & septic's.

●Ralph Viola asked if that was a bridge or culvert on the plans. Steve Hart stated that it is a small driveway.

●Jim Moore asked if there were any slope concerns on lot #2. Steve Hart stated that there were not.

Chairman Mastin asked if there were any further questions. There were none.

MOTION: A motion was made by Chairman Mastin as follows: **The Town of East Greenbush Planning Board hereby accepts the sketch plat dated, February 25, 2017, prepared by Fredrick Metzger Land Surveyor 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; P. DiMascio-YES; R. Viola-YES.**

**MOTION CARRIED BY A 6-0 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 Mike Bottillo & roll called as follows:

**M. Mastin-YES; M. Polsinello-YES; M. Bottillo-YES; J. Moore-YES; P. DiMascio-YES; R. Viola-YES.**

**MOTION CARRIED BY A 6-0 VOTE**

MOTION: A motion was made by Chairman Mastin as follows: **A Public Hearing is hereby scheduled for May 10, 2017 @ the East Greenbush Town Hall @ 7:05 PM.**

Seconded by Matt Polsinello & roll called as follows:

**M. Mastin-YES; M. Polsinello-YES; M. Bottillo-YES; J. Moore-YES; P. DiMascio-YES; R. Viola-YES.**

**MOTION CARRIED BY A 6-0 VOTE**

**REFERRALS-REPORTS & RECOMMENDATIONS:**

**ZBA Appeal #2017-05-Moscatiello-550 Third Avenue Extension - Area Variance-Parking in the front of the building -report by Mike Bottillo**

Mike Bottillo stated that the applicant is proposing parking in the front of a retail building. The applicant doesn't have much of an option for parking. If people were to park in the rear of the building, people would need to walk up a hill and around to the front of the building. Parking is not allowed in the front of the business in the OC, Corporate Office/Regional Commercial District. Right now the front of the site is all open. DOT approved putting an island in the front of the building with two designated curb cuts for an entrance and exit. \*See the attached report for further details.

MOTION: A motion was made by Mike Bottillo as follows: **The Town of East Greenbush Planning Board hereby offers a positive recommendation to the Zoning Board of Appeals to grant the Area Variance for parking in the front yard.**

Seconded by Matt Mastin & roll called as follows:

**M. Mastin-YES; M. Polsinello-YES; M. Bottillo-YES; J. Moore-YES; P. DiMascio-YES; R. Viola.**

**MOTION CARRIED BY A 6-0 VOTE**

**ZBA Appeal #2017-06-JMA Properties-4 Middle Mannix Road – 3 Area Variances-Sign - report by Matt Polsinello**

Matt Polsinello stated that the restaurant sits right off a roundabout on one of the busiest corridors in Town but is still easily missed. The first two variances are for a Pylon sign which sits near the entrance at Route 4. The third variance is for a north facing sign on the rear of the building which can easily be seen by traffic. The recommendation is for the two Pylon signs or one equivalent in size be granted as well as the Northern wall sign be granted. However, the illuminated/animated LED sign should be excluded as overtime other businesses will pursue illuminated/animated LED signs. \*See the attached report for further details.

MOTION: A motion was made by Matt Polsinello as follows: **The Town of East Greenbush Planning Board hereby offers a positive recommendation to the Zoning Board of Appeals to grant the Area Variances for the two Pylon signs (or 1 equivalent in size) and the Northern wall sign be granted. However, the illuminated/animated LED sign should be excluded.**

Seconded by Matt Mastin & roll called as follows:

**M. Mastin-YES; M. Polsinello-YES; M. Bottillo-YES; J. Moore-YES; P. DiMascio-YES; R. Viola.**

NEW ZBA REFERRALS:  
NONE

REVIEW AND APPROVAL OF MEETING MINUTES:

Motion by Chairman Mastin to approve the February 22, 2017 meeting minutes as is.  
Seconded by Paul DiMascio. Motion carried by a 4-0-2 vote. Matt Polsinello & Mike Bottillo abstained.

Motion by Chairman Mastin to approve the March 8, 2017 meeting minutes as is.  
Seconded by Mike Bottillo. Motion carried by a 5-0-1 vote. Chairman Mastin abstained.

Motion by Chairman Mastin to approve the March 22, 2017 meeting minutes with the correction as noted by Jim Moore.  
Seconded by Matt Polsinello. Motion carried by a 4-0-2 vote. Paul DiMascio & Ralph Viola abstained.

ADJOURNMENT:

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

Respectfully Submitted

  
Alison Lovely, Planning Secretary

04/12/2017

Zoning Board referral 550 3<sup>rd</sup> Ave Ext

Area Variance for Parking

The property at 550 3<sup>RD</sup> Ave Ext is being developed into a retail outlet which could be sub divided up to 3 different units. The downstairs part of the building is currently gutted but the units could consist of roughly 2200, 1200 and 800 square feet. The owner is looking for an area variance for parking in front of the business, which is not allowed in an OC, Corporate Office/Regional Commercial District. The owner wishes to have retail parking in the front and on both sides of the building. There will be 5 parking spots on each side and 5 more in the front. The owner has already been in touch with DOT and they are going to put in an island in front of property, so instead of a wide open parking lot, the new layout will have an entrance lane and exit lane exit, with 2 new curb cuts. There also will **not** be an entrance to the retail store from the back of the building and it would be a deterrent for a customer to have to walk around and up the parking lot from the back to the front of the property. There are multiple business on 3<sup>rd</sup> Ave Ext that have parking that butt against the street including Yankee Trails, Pella Window and Wainschaf Associates which has parking in front.

I believe that there will be no character change of the neighborhood in an undesirable way nor will it have an adverse effect.

The applicate does not have much of an option for parking, except to make people walk around and up the side hill to enter the retail space, which was not self created, the contour of the property makes it difficult to park in rear. I am going to make a positive recommendation to Zoning Board for the area variance for parking in front of the building at this time.

Thanks

Michael Bottillo

**1. Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the variance.**

Route 4 has become the busiest commercial corridor in our town. The applicant sits just off a roundabout with significant traffic however the restaurant is easily missed as it sits off the road and below the horizon for some drivers, especially those traveling south. The first two variances surround the Pylon sign which sits at the Route 4 entrance. The third variance is for a north facing sign on the rear of the building which can be seen by the traffic traveling south. I do not believe the size or amount of signage is out of character or a detriment to nearby properties. However, this would be the only animated/illuminated sign in the area.

**2. Whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance.**

The applicant can install a conventional and conforming sign. The argument is that this corridor's traffic and applicants site and location requires additional effort to catch the attention of passersby both with the north facing sign and the animated/illuminated sign.

**3. Whether the requested area variance is substantial.**

The request is not substantial in shape and size. However, the concern is that overtime Route 4 corridor would become overrun by illuminated/animated LED signs as others move to compete with this new restaurant.

**4. Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.**

Except for noted above regarding the potential proliferation of illuminated/animated LED signs, this singular application will not have an adverse effect or impact on the conditions in the area.

**5. Whether the alleged difficulty was self-created, which consideration shall be relevant to the decision, but shall not necessarily preclude the granting of the area variance.**

It is a self-created in the sense that a sign that conforms to the zoning is easily accommodated at the site. However, the competitive nature on Route 4 coupled with the unique layout and location of the applicant's site does call for special consideration.

With that said, I make a recommendation that the area variances for two Pylon signs (or 1 equivalent in size) and Northern wall sign be granted. However, the illuminated/animated LED sign should be excluded.