

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 JUNE 23, 2021

Members:

Matt Mastin, Chairman
Ralph Viola
Don Pantan
Chris Horne
John Conway Jr.
Noreen Gill

Also Present:

Alison Lovely, Secretary, Planning/Zoning
Joseph Slater, Planning Board Attorney
Adam Yagelski, Director of Planning & Zoning
Anna Feltham, Planner

CALL TO ORDER / DETERMINATION OF QUORUM

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

PUBLIC HEARINGS:

NONE

OLD BUSINESS:

TOWN CENTER: 580 COL. TRPK. PDD-PHASE 1 - SITE PLAN

(17-19a)

Steve Hart of Hart Engineering & Tyler Culberson were both present to give the Board an update on the project. Steve Hart gave an update on the Phase 1 site plan, which consists of 50 apartment units and a total of 12,800 square feet of commercial space. Steve Hart gave a handout to the Board of renderings of the buildings with elevations. The buildings are a mix of 3 & 4 story. Building A will be the first building built and consists of commercial & residential, then Building B which is 4 stories and is all residential & then Building F which consists of commercial & residential. Steve Hart stated that one of the things that changed on the site plan is the stairs & switchback ramps coming out the front of the building & stormwater planters. The stormwater planters were removed as they added some storage in the back of the site. By removing the planters they were able to get rid of the stairs and emergency access ramps and are now providing sidewalks to the Boulevard area with landscaping in that area. This allowed them to get rid of a lot of concrete that was coming out close to Columbia Turnpike & now the sidewalks will be 12' to 15' back with landscaping. Steve Hart stated that as far as fencing what they are proposing is a 6' high chain link fence with privacy slats & landscaping for the areas that buffer the hotel & the storage parcel.

- Chris Horne asked if the chain link will be black. Steve Hart stated that it would be.
- Ralph Viola asked with the elevation of the RV & Storage facility if Steve feels that a 6' fence would be sufficient to block that & also stated it's nice to see the ramps in the front of Building A removed, he asked about the orientation of the dumpster enclosures & if they are still placing bollards along the Boulevard near the patio area of Building A. Steve Hart stated he believes so, it's mainly for people getting out of the cars (street level) & that the dumpster enclosure opening is not facing Columbia Turnpike. Steve Hart stated that the lighting will be all up to date fixtures. Tyler Culberson stated that he'd check regarding the bollards.

Chairman Mastin stated that they've taken a look on how to enforce site plans, as a couple of properties have been identified that were developed and certain things were not installed. So the Board will be working with Adam Yagelski & the Building Department in regards to that.

Steve Hart stated that as far as signage the intent is a pedestal sign & building mounted signs consisting of 32 sq. ft. on the front and back of the buildings for each tenant, the signs were proposed & approved as part of the PDD.

Steve Hart talked about an eventual cross lot easement for access to Hannaford Plaza.

Steve Hart stated that they will come in for a separate approval for the change of entrance for the storage facility.

- Chris Horne asked about the easement. Steve Hart explained what he was referring to.
- Ralph Viola asked about what came out regarding the traffic in the area of the proposed ATM. Steve Hart stated that there are two lanes in the area of the ATM to come to one lane at the exit (exit only) to Columbia Turnpike.
- Chris Horne stated that she thought it was supposed to be a right turn out only.
- John Conway agreed that he doesn't feel a left turn out of that area is a practical thing. Steve Hart stated that they checked with NYSDOT and since there is a turn lane in the center of the highway they didn't have a problem with a left & right turn out.
- Don Pantan asked if all the sections of the perimeter around the site will have fencing. Steve Hart stated that only for the hotel property line and the storage facility property line, fencing is not for security, just for screening.

Chairman Mastin stated that this was just an update tonight, no action would be taken & asked the Board if anyone had any other comments.

- Ralph Viola stated that he's really happy with it.
- Chris Horne agreed with Ralph.
- Don Pantan stated that it's a great improvement.
- John Conway wanted clarification about the drive thru and stated that there is one lane but then still a lane to get around the ATM area & also that this was coordinated with NYSDOT and also that the signage is 32 sq. ft. per tenant. Steve Hart stated that yes, the drive thru has two lanes that go to one and that they have coordinated with NYSDOT and that the signs were part of the PDD approval.
- Ralph Viola asked that there currently are no signs on the side of buildings A & F. Steve Hart stated that is correct.

Joe Slater asked if they are expecting anymore comments from the TDE and if the Town Board plans on scheduling a public hearing. Adam Yagelski stated that the Town Board will wait until they receive the Planning Board recommendation and that there will still be some minor comments back from the TDE.

AMEDORE SENIOR APTS.(HERITAGE HILLS)-NEWKIRK RD.-SITE PLAN AMENDMENT
(18-02)

Nick Candalero from Amedore Homes presented the proposal to the Board. Nick Candalero stated that they are seeking an amendment to their approval. They previously proposed a pavilion that they now want to make into a clubhouse with a maintenance garage, fitness room & small kitchen in it as well as a real estate office for the rental units. Nick Candalero stated that there will be water & sewer run to the building, Nick stated that each apartment building had its own fitness room and they are getting rid of those and adding an extra apartment to each building. So each building will now have 33 apartments in each.

Nick Candalero stated that as far as the stormwater, Brett Steenburgh did an analysis and the TDE is reviewing his calculations.

Chairman Mastin asked what the net changes were in square feet & how big the building is. Nick Candalero stated about 1,000 sq. ft. more & he thinks the building is 2,500 sq. ft. single story building.

- Chris Horne stated that it was an outdoor pavilion & asked if there would be any outdoor space. Nick Candalero stated that there will be an area with picnic tables and grills. Chairman Mastin stated that they need to see the details like that.
- Ralph Viola agreed that they need to show exactly what's going to be built there & how it will affect the neighbors.
- Noreen Gill asked if there was a previous spot for a garage. Nick Candalero stated no.
- Chris Horne asked if the parking was the same. Nick Candalero stated that it is.

- Ralph Viola asked if it could be relocated to the side of the apartments, as he could see how there could be noise & light issues. Nick Candalero stated that he's not sure but he could get them to drop the maintenance part of it.
- Don Panton stated his concerns about the neighbors and the noise.
- John Conway stated that he saw this project before the Zoning Board and asked if there was an emergency access to the other road above the site. Chairman Mastin stated he doesn't believe there was, that they were going to leave it all wooded as a buffer.

NEW BUSINESS:

D'AMBROSI-351 COL. TRPK-SITE PLAN MODIFICATION

(21-13)

Tony D'Ambrosi stated that he's proposing a tattoo shop at the above location & that he's not changing anything structurally or landscaping but needs to put in a parking lot.

Chairman Mastin stated that they cannot approve this tonight as they need to get a response back from the County on the 239 referral.

•Ralph Viola asked about the handicapped space located in the rear of the building and doesn't understand how someone would get up to the front & stated that there needs to be some type of structured parking.. Tony D'Ambrosi stated that's a fair point.

•Chris Horne asked what they will do in the winter. Tony D'Ambrosi stated that the parking lot will be shoveled and salt applied.

Chairman Mastin stated that maybe they could put the handicapped spot on the side of the building. Tony D'Ambrosi stated that might be possible.

•Chris Horne asked if there was any parking in the front. Tony D'Ambrosi stated that it's too narrow.

•Ralph Viola stated that he feels that a rear door should be installed to access the building as he doesn't like the access from the front.

•Chris Horne asked how many clients will be there at once. Tony D'Ambrosi stated maybe 6 people.

Chairman Mastin asked if the drawing was to scale. Tony D'Ambrosi stated that it was.

•Ralph Viola stated that he would like to see landscape boxes or something in the front to dress up the front of the building. Tony D'Ambrosi commented ok.

•Don Panton stated it looks like some of the parking lot doesn't exist. Tony D'Ambrosi stated that there is pavement there.

•Chris Horne asked if his plan was to pave the back parking lot to make the spaces & continue with a walking path. Tony D'Ambrosi stated that the whole back is paved but they need to do a walking path. Chairman Mastin stated that generally for a site plan, the zoning requires a survey, especially since the google aerial map is from 2006.

•Ralph Viola asked if the house next door is part of it & asked if Tony owned it. Tony D'Ambrosi stated that yes the house is part of it and he is renting the building for his tattoo shop.

Chairman Mastin stated that he needs to provide a better plan, since the lot lines are going through the building. Chairman Mastin stated that maybe the applicant could work with Adam a little more and get some guidance on the requirements on the site plan. Joe Slater stated that the Board can also waive some of the requirements if they deem the project is limited in scope. Joe Slater stated that it doesn't have to go full site plan review. Joe Slater stated that also there was a recommendation on the last proposal on this site to have a sign that stated one way in on the easterly entrance and one on the exit to make it clear. Adam Yagelski stated that the parking lot can be stripped.

•Ralph Viola asked if the applicant understands about the lot lines are showing going through the building. Tony D'Ambrosi stated that he does.

•Chris Horne stated that she'd love to see the building get put to use & have a new business move in & to think through how many parking spaces he'll need between clients & employees. Tony D'Ambrosi stated that there would be 6 vehicles total, including employees.

Chairman Mastin stated that the applicant get together an updated aerial view & get some of the stuff cleaned up.

•John Conway asked if the applicant was proposing any parking in the front of the building and if not then there is an opportunity there to put some landscaping in the front. John Conway stated that this was talked about the last time the site was in front of the Board. Tony D'Ambrosi stated that the front is too narrow.

CARPINELLO-137 COL. TRPK-MINOR 2-LOT SUBDIVISION

(21-14)

Steve Hart presented the proposal to the Board & stated that the parcel consists of 4.3 acres and the applicant wants to break it up into 2 parcels, but the issue is that the subdivision being proposed doesn't meet the frontage in the B-1 zoning district. The required frontage is 100' & they have 50', also it doesn't meet the required lot size and side yard setbacks.

Chairman Mastin stated that they can accept the sketch plan, declare intent to seek lead agency and refer to the Zoning Board & schedule a public hearing.

•Ralph Viola stated that the tenants won't have any access to the rear of the parcel. Steve Hart stated that they have a shared easement.

•Ralph Viola asked if they moved the lot line, would they still need variances. Steve Hart stated that yes they would.

•John Conway stated that the Board approved the arrangement for the Environmental Lab & asked if that will create problems for the parking. Steve Hart stated that he will have to look into it.

Steve Hart asked when the Board will schedule a public hearing for the subdivision. Joe Slater stated that it's at the discretion of the Board as long as it's within 45 days of the Town's receipt of the application, however the public hearing could be pushed back with mutual consent. Steve Hart stated he feels like they should go in front of the Zoning Board first, as if the variances aren't granted then there is no reason to go further. Chairman Mastin stated that they will not schedule the public hearing now.

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

- 1. Accepts the sketch plat dated, March 25, 2021, prepared by Creighton Manning Engineering for the proposed minor subdivision; and the Town of East Greenbush Planning Board hereby finds that the plat as proposed would violate Section 2.6.6 E of the Town's Comprehensive Zoning Law and hereby refers this project to the Zoning Board of Appeals in accordance with Town Law Section 277 Sub-section 6.**

Seconded by Don Panton & roll called as follows:

M. Mastin-YES; R. Viola-YES; K. Bergmann-Absent; C. Horne-YES; D. Panton-YES; J. Conway-YES; N. Gill-YES.

MOTION CARRIED BY A 6-0 VOTE

MOTION: A motion was made by Chairman Mastin as follows: The Planning Board hereby declares its intent to seek lead agency status in connection with a coordinated review of the project under SEQRA. The Planning Board hereby directs that notices to all involved/interested agencies requesting their consent to designation of the Planning Board as lead agency for SEQRA of the project. The following involved and/or interested agencies under SEQRA have been identified:

**Town of East Greenbush Department of Public Works
[RESPONDING FIRE DISTRICT]**

NYSDOT

NYSDEC

Rensselaer County Department of Public Health

Town of East Greenbush Zoning Board

Seconded by John Conway & roll called as follows:

M. Mastin-YES; R. Viola-YES; K. Bergmann-Absent; C. Horne-YES; D. Panton-YES; J. Conway-YES; N. Gill-YES.

MOTION CARRIED BY A 6-0 VOTE

REFERRALS-REPORTS & RECOMMENDATIONS:

NONE

NEW ZBA REFERALLS:

NONE

REVIEW AND APPROVAL OF MEETING MINUTES:

Motion by Chairman Mastin to approve the June 9, 2021 meeting minutes as is.

Seconded by John Conway. Motion carried by a 6-0 vote.

CLOSING:

There being no further business before the Board, the meeting was closed by Chairman Mastin.

Seconded by Don Panton. Motion carried by a 6-0 vote.

Respectfully Submitted

Alison Lovely

Alison Lovely, Planning Secretary