

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 MARCH 27, 2024

MEETING WILL BE HELD IN THE COMMUNITY ROOM AT TOWN HALL

- I. **7:00PM CALL TO ORDER/DETERMINATION OF QUORUM:**
- II. **PUBLIC HEARINGS:**
NONE
- III. **OLD BUSINESS:**
(19-01a) Martin Electric-164 Columbia Tpke-Major Site Plan-SUP – Update & Presentation
(23-11) E.W. Birch Builders-26 Mountain View Ave-Minor Subdivision – SEQRA & Sketch Plat Review
(23-27) Citrine Power-82 Moore Rd-Major Site Plan-SUP – Update
(24-07) Templeton-29 Michael Road-2 Lot Subdivision – SEQRA & Sketch Plat Review
- IV. **NEW BUSINESS:**
(24-08) Henchey-20 Oriel Lane-LLA – SEQRA & Review for Conditional Approval - Tentative
(24-09) Gettysburg Flag Works-715 Columbia Tpke-Site Plan Mod-SUP – SEQRA & Schedule Public Hearing
- V. **NEW ZBA REPORTS:**
NONE
- VI. **NEW ZBA REFERRALS:**
ZBA Appeal #2024-02 & #2023-02A-Martins-11 Smith Lane-2 Area Variances for Garage & an Area Variance for a greenhouse- Report due April 10, 2024
- VII. **REVIEW & APPROVAL OF MEETING MINUTES:**
March 13, 2024 meeting minutes - *Tentative*

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

E.W. BIRCH BUILDERS
3-LOT SUBDIVISION
26 MOUNTAINVIEW AVENUE
MARCH 27, 2024

MOTIONS for PLANNING BOARD TO CLASSIFY THE ACTION AS
A MINOR SUBDIVISION, DECLARE ITS INTENT TO SEEK LEAD
AGENCY AND INITIATE A COORDINATED REVIEW UNDER SEQR
(23-11)

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

- 1. Classifies the action as a minor subdivision under the Town's Land Subdivision Regulations, Article IV, Section 2.**

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

- 2. Declares its intent to seek lead agency status in connection with a coordinated review of the project under SEQR. 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
East Greenbush Fire District
NYSDEC
Rensselaer County Department of Public Health

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

- 3. Declares this action as an Unlisted SEQR action in accordance with 6 CRR-NY 617.**

TEMPLETON
MINOR 2-LOT SUBDIVISION
29 MICHAEL ROAD
MARCH 27, 2024

MOTIONS TO CLASSIFY SKETCH PLAT, CLASSIFY
THE ACTION UNDER SEQR, AND ACCEPT SKETCH
PLAT
(24-07)

MOTION: A motion was made by Chairman Mastin as follows:

- 1. Classifies the action as a minor subdivision under the Town's Land Subdivision Regulations, Article IV, Section 2.**

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

- 2. Declares its intent to seek lead agency status in connection with a coordinated review of the project under SEQR. 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
East Greenbush Fire District
NYSDEC
Rensselaer County Department of Public Health

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

- 3. Declares this action as an Unlisted SEQR action in accordance with 6 CRR-NY 617.**

20 ORIEL LANE
LOT LINE ADJUSTMENT
MARCH 27, 2024

MOTIONS for SKETCH PLAT CLASSIFICATION, SEQR
CLASSIFICATION, AND CONDITIONAL APPROVAL (24-08)

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

- 1. Classifies the action as a lot line adjustment under the Town’s Land Subdivision Regulations, Article IV, Section 2.**

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

- 2. Classifies this action as a Type II SEQRA action in accordance with 6 CRR-NY 617.5 (16) “granting of individual setback and lot line variances and adjustments”;**

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

- 3. Accepts the sketch plat and grants final approval of the proposed Lot Line Adjustment prepared by John J. Dunn dated December 3, 2023, subject to the following:**
 - Satisfying outstanding technical details as determined by the Town Planning and Zoning Department; and**
 - All remaining fees are paid to the Town.**

SPECIAL USE PERMIT
715 COLUMBIA TPKE
MARCH 27, 2024

MOTION to DECLARE SEQOR CLASSIFICATION
(24-09)

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)(9): Construction or expansion of a primary or accessory/appurtenant, nonresidential structure or facility involving less than 4,000 square feet of gross floor area and not involving a change in zoning or a use variance and consistent with local land use controls, but not radio communication or microwave transmission facilities.**

MOTION to SCHEDULE PUBLIC HEARING
SPECIAL USE PERMIT
(24-08)

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 April 10, 2024, at the East Greenbush Town Hall at 7:00 PM.

End of Motion