

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
NOVEMBER 9, 2016

Members:

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

Also Present:

Joseph Slater, Planning Board Attorney
Tony Manfredi, Director of Planning

CALL TO ORDER / DETERMINATION OF QUORUM

Acting Chairman Polsinello called the meeting to order and determined that a quorum of five (5) members were present. Matt Mastin and Jim Giordano were absent.

PUBLIC HEARING:

NONE

OLD BUSINESS

NONE

NEW BUSINESS:

550 THIRD AVE EXT. MOSCATIELLO-MINOR SITE PLAN

(16-14)

Nick Costa from Advance Engineering & Surveying presented the project to the Board on behalf of Mike Moscatiello who was also present. The site is located on Third Avenue Extension and consists of an existing building which was the Patroon Inn. The applicant is proposing to redevelop the site as mixed use as retail/restaurant and there is a preexisting apartment. Two of the uses were existing, the restaurant and the one apartment upstairs. Nick Costa stated that there is ample parking. Mike Moscatiello doesn't have any tenants at this time so it may just be all retail with the existing apartment. Tony Manfredi stated that if Mike Moscatiello proposes an apartment above a restaurant then a Special Use Permit would be required, but if he proposes an apartment above retail, then no Special Use Permit is required. Sidewalks are being installed and a dumpster location is also shown on the site plan, which the building will be providing a screening for it. Additional landscaping is shown on the site plan as well.

●Paul DiMascio stated that he had been out to look at the site about 8 months ago as a zoning referral. Mike Moscatiello stated that was correct, at the time he wanted to do apartments but found out he would need a use variance which would've been very hard to get since he had purchased the property.

●Tony Manfredi asked Mike Moscatiello approximately how much money it's going to cost him to redevelop the site. Mike stated that he had to put bathrooms inside and redo all the electric as it was all shot from all the coolers that were in there, new air conditioning units, plumbing, and re-facing the outside of the building is most of the cost. The building is solid structurally.

●Matt Polsinello asked about the parking in the rear, and if the property slopes down in the back. Nick Costa stated that the property does slope towards the rear. Matt asked if there would be an entrance in the rear of the building. Nick stated that it will not be a walk out and the entrance will be in the front.

•Paul DiMascio asked if there were 4 units. Mike Moscatiello stated that there are 3 for retail, but if they only get two, then they will just have that and the apartment upstairs. Mike Moscatiello stated that the apartment is already done, besides needing a heating system. It's a three bedroom apartment.

•Ralph Viola asked if they could move the dumpster so that the opening of it is shielded more. Right now it's visible from the roadway. Ralph stated that he would think there would need to be another access in the rear of the building for the retail and/or restaurant in case of a fire.

Tony Manfredi stated that the restaurant would require a bit of design and the abandonment of the apartment upstairs. Nick Costa stated that he doesn't think there will be a restaurant, that it will be all retail.

•Joe Slater asked what zoning district this is in. Nick Costa stated that it's in the OC Zoning District. Tony Manfredi stated that their retaining the existing setbacks and utilizing the existing footprint.

•Paul DiMascio asked what they would do for more parking if they put a restaurant there and if there is enough parking for the business and the tenants. Mike Moscatiello stated that he doesn't plan to put a restaurant there and that they did an analysis and they have plenty of parking. Nick Costa stated that the requirement is for 26 parking spaces and that they have 26 parking spaces.

•Jim Moore asked if the paving in the parking lot was existing. Nick Costa stated that no, it's all new. Also, Jim Moore wanted the applicant to be aware of the landscaping requirements in the zoning and cut off site lighting since there are nearby resident properties.

•Joe Slater asked if there is any zoning issue with the apartment upstairs and if it qualifies for an accessory dwelling. Tony Manfredi stated that he's met with Jeff Pangburn and George Hoffman regarding that and that the applicant would need to go in front of the Zoning Board for the apartment as an accessory dwelling.

REFERRALS-REPORTS & RECOMMENDATIONS:

ZBA Appeal #2016-18-Bruso-52 New York Avenue-Area Variance-Front Deck-report by Matt Polsinello

Matt Polsinello stated the site is a single family home with a detached garage. The applicant Robert Bruso bought the house and his daughter is going to live there. The house needed extensive repair and he has a building permit currently for the work on the house. Decided he wanted to put a deck on the front of the house and started building it, thinking it was part of the permit. When the Building Inspector went out, the applicant was told that the deck wasn't part of the permit. The applicant was told to stop working on the deck and come to the Zoning Board. Matt stated that the house resembles other houses in the neighborhood. The house doesn't meet the front setback as it is but the deck only comes out eight feet and is not close to the road and won't cause any issues with traffic or safety. Matt Polsinello feels it fits the character of the neighborhood. * See 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 Variance.**

Seconded by Jim Moore & roll called as follows:

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

MOTION CARRIED BY A 5-0 VOTE

OTHER:

REVISED RESOLUTION REGARDING NOTICE FOR MAJOR SUBDIVISION PUBLIC HEARINGS

MOTION: A motion was made by Acting Chairman Polsinello as follows: "The Secretary of the Planning Board shall provide notice of any public hearing regarding a major subdivision, including data regarding the substance of the application, to the owners of all property within two hundred (200) feet of the land involved in such application. Notice shall be provided by either certified or registered mail at least seven (7) calendar days prior to the hearing. The applicant shall bear the expenses incurred as a result of this provision."

Seconded by Mike Bottillo & roll called as follows:

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

MOTION CARRIED BY A 5-0 VOTE

CANCELLATION OF MEETING AND CREATION OF A SPECIAL MEETING

MOTION: A motion was made by Acting Chairman Polsinello as follows: The Town of East Greenbush Planning Board hereby cancels the previously scheduled meeting on Wednesday, November 23rd at 7pm and will hold a special meeting on Wednesday, November 30th at 7pm at the East Greenbush Town Hall.

Seconded by Paul DiMascio & roll called as follows:

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

MOTION CARRIED BY A 5-0 VOTE

Tony Manfredi gave the Board an update on the Regeneron Tempel Lane project.

NEW ZBA REFERRALS:

NONE

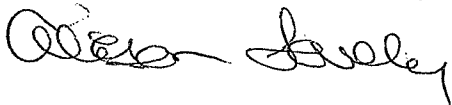
REVIEW AND APPROVAL OF MEETING MINUTES:

Approval of the October 26, 2016 postponed due to a quorum issue.

ADJOURMENT:

There being no further business before the Board, the meeting was adjourned by Acting Chairman Polsinello. Seconded by Ralph Viola. Carried by a 5-0 vote.

Respectfully Submitted
Alison Lovely, Planning Secretary



11/8/16

Planning Board Members,

Regarding Mr. Brusio's ZBA referral, I was able to visit the residence and discovered that the deck was already partially complete. The property is currently undergoing significant construction work with an active building permit in place. Mr. Brusio believed that building permit would cover the addition he was adding to the front deck. The building dept informed him otherwise.

In reviewing the site and comparing it to the neighborhood, the additional deck conforms to the other homes and the general character of the surrounding properties. New York Ave. is a small dead end street with little traffic and any encroachment to the roadway/right of way does not appear to present a problem to vehicular or pedestrian traffic. The home retains a large enough front yard to provide adequate setback given the nature of the neighborhood and the surrounding homes which some do not conform to the 25 feet set back as well.

There were no active opponents to the new deck based on the communication I had both while visiting the site and with Mr. Brusio. With that said, I would make a positive recommendation to the zoning board of appeals that they grant the requested area variance.

Sincerely,

Matt Polsinello
Planning Board Member