

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
JANUARY 11, 2017

Members:

Matt Mastin, Chairman
Mike Bottillo
Jim Moore
Ralph Viola

Also Present:

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 four (4) members were present. Matt Polsinello, Paul DiMascio and Jim Giordano were absent.

PUBLIC HEARING:

NONE

OLD BUSINESS:

EG TECH PARK-SECTION 2, PHASE 2-TECH VALLEY DRIVE-UPDATE (05-49b)

Steve Hart of Hart Engineering presented the proposal to the Board on behalf of Hoffman Enterprises. Also present were Paul & Art Dombrowski, Bill Mafrici, and from Hershberg and Hershberg. This project is Phase 2 of a PDD, which consists of 54 acres. They had a wet land crossing where the new road is proposed and the culvert pipe and crusher run has been put in prior to the March deadline. The total proposed for Phase 2 is about 270,000 square feet. Ken Werstead of Creighton Manning is working on the traffic study, they are tying up the last few ends in order to complete the DEIS and get it submitted. Steve Hart stated that the reason for the PDD is to get an overall amount of square footage that they could build on the site. Type II screening is proposed along Mannix Road. There are several walking trails around the site. Steve Hart stated that they are granting an easement to the high school for secondary access out of their site.

- Chairman Mastin asked Steve to clarify that the PDD is not for density but for use and if the easement to the school will be cleared or just conveyance of land. Steve Hart stated that is correct and he believes that it's a conveyance of land.

- Ralph Viola asked if this would remain an emergency access only.

Tony Manfredi asked Steve to talk about the buffering near the residences adjacent to the site. Steve Hart referred the question to Bill Mafrici.

- Bill Mafrici stated that a 50 foot buffer will be kept around the entire parcel. Nothing is being cleared currently in the back area.

- Chairman Mastin wanted to clarify that the 50 foot buffer applies to the entire site and when each individual site plan comes in that landscaping will be addressed for each site. Art Dombrowski stated that in addition to the 50 foot buffer, each lot as it comes forward for site plan approval will show the landscaping for each individual site plan.

- Ralph Viola stated that there had been some discussion about Mannix Road and headlights and screening and inquired as to when they will see that addressed. Art Dombrowski stated that landscaping is there now. It's what Chairman Mastin was inquiring about earlier.

Chairman Mastin stated that the 50 foot landscape buffer applies to the whole PDD, but they will get more specific with plantings when the applicant comes in for each site plan. Bill Mafrici stated that is correct.

●Ralph Viola asked if the dark green areas on the plan are existing wetlands. Bill Mafrici stated those are designated federal wetlands that are approved by the Army Corp of Engineering.

●Jim Moore asked what the reason was why there isn't additional landscaping provided along the parallel road to Mannix, he said there appears to be an extra width beyond the one row, there's a double row up to the cul de sac, then there is only a single row of landscaping.

Bill Mafrici stated there is a driveway in the area of the cul de sac and the double row is for headlight screening.

Tony Manfredi asked if a digital shot of what's existing as far as vegetation could be provided to the Board.

●Chairman Mastin asked about the triggers for the traffic mitigation and what they would be.

●Ken Werstead talked about traffic, mitigation and guide rail through the site.

Chairman Mastin asked if there was anything else. This was an update only.

REGENERON-MILL CREEK/TEMPEL LANE/3RD AVENUE-UPDATE (15-20)

Steve Hart of Hart Engineering presented the proposal to the Board. Also present was Gerry Underwood & Kyle Cherry from Regeneron. Ray Darling of SMRT was present as well as Sarah Bowman from Clough Harbor regarding traffic. Steve Hart stated that the project has been reduced to just the 187,000 warehouse. Steve Hart stated Tempel Lane would dead end, there will not be a through road, utilities for the site consisting of gas, water, sewer will be going north through the site through the cemetery property connecting to Third Avenue Extension in the area of Woodlawn Avenue and will consist of a gravel access road.

●Ralph Viola asked what the maximum building height is on the warehouse. Steve Hart stated that in the zone it's 50 feet. The warehouse will be between 35' and 40'.

●Jim Moore asked where the gravel road intersects onto Third Avenue Extension. Steve Hart stated that it's in the area of Woodlawn Avenue.

●Joseph Slater asked to see renderings of the warehouse from the street level and I-90. Steve Hart stated that they would be provided to the Board or brought to the next meeting. Ray Darling stated that the visual is being finalized right now.

●Jim Moore asked if the access road could be used in the future as a full blown road. Steve Hart stated that yes it could.

Chairman Mastin stated that the Town Board just had a public hearing on the SDEIS.

●Ralph Viola asked how many employees they planned on having in the warehouse portion. Gerry Underwood stated in the 100 range.

●Ralph Viola stated that there is no impact on traffic at all then. Sarah Bowman from Clough Harbor stated that there is no impact at Route 4, the hotel access and Tempel Lane.

Tony Manfredi asked Steve Hart to clarify that they are proposing to resurface Tempel Lane. Steve Hart stated that is correct. Sarah Bowman stated that they did core sampling and there would be a mill of the existing 1 inch of pavement and adding a 1 ½ inch of overlay.

●Jim Moore asked if Sarah recalled the existing thickness of Tempel Lane. Sarah Bowman stated that it is 1 inch of asphalt.

Chairman Mastin asked if there was anything else. This was an update only.

NEW BUSINESS:

NONE

ORGANIZATIONAL MEETING 2017:

Meetings:

- Meetings will be held two times per month on the second and fourth Wednesday of each month.
- Meetings will commence at 7:00 PM in the Town Court Room.

MOTION: A motion was made by Chairman Mastin as follows: **The Town of East Greenbush Planning Board hereby appoints Greenman-Pederson Inc., Delaware Engineering, D.P.C., Behan Planning and Design, CT Male Associates, D.P.C., Barton & Loguidice, MJ Engineering and Land Surveying, P.C., Creighton Manning, Laberge Group, and H. V. LaBarba & Associates Engineering, as Planning Board Engineering consultants.**

Second by Mike Bottillo & roll called as follows:

Roll Called as follows:

MOTION CARRIED BY A 4-0 VOTE.

| | |
|-----------------|---------------|
| Chairman Mastin | <u>YES</u> |
| Mr. Polsinello | <u>ABSENT</u> |
| Mr. Moore | <u>YES</u> |
| Mr. Bottillo | <u>YES</u> |
| Mr. DiMascio | <u>ABSENT</u> |
| Mr. Viola | <u>YES</u> |
| Mr. Giordano | <u>ABSENT</u> |

MOTION: A motion was made by Chairman Mastin as follows: **The Town of East Greenbush Planning Board hereby appoints Matt Polsinello as the Vice Chairperson in absence of the Planning Board Chairman.**

Second by Ralph Viola & roll called as follows:

Roll Called as follows:

MOTION CARRIED BY A 4-0 VOTE.

| | |
|-----------------|---------------|
| Chairman Mastin | <u>YES</u> |
| Mr. Polsinello | <u>ABSENT</u> |
| Mr. Moore | <u>YES</u> |
| Mr. Bottillo | <u>YES</u> |
| Mr. DiMascio | <u>ABSENT</u> |
| Mr. Viola | <u>YES</u> |
| Mr. Giordano | <u>ABSENT</u> |

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MOTION: A motion was made by Chairman Mastin as follows: **The Town of East Greenbush Planning Board hereby appoints Joseph Slater as the Planning Board Attorney.**

Second by Ralph Viola & roll called as follows:

Roll Called as follows:

MOTION CARRIED BY A 4-0 VOTE.

| | |
|-----------------|---------------|
| Chairman Mastin | <u>YES</u> |
| Mr. Polsinello | <u>ABSENT</u> |
| Mr. Moore | <u>YES</u> |
| Mr. Bottillo | <u>YES</u> |
| Mr. DiMascio | <u>ABSENT</u> |
| Mr. Viola | <u>YES</u> |
| Mr. Giordano | <u>ABSENT</u> |

MOTION: A motion was made by Chairman Mastin as follows: **The Town of East Greenbush Planning Board hereby appoints Alison Lovely as secretary to the Board.**

Second by Mike Bottillo & roll called as follows:

Roll Called as follows:

MOTION CARRIED BY A 4-0 VOTE.

| | |
|-----------------|---------------|
| Chairman Mastin | <u>YES</u> |
| Mr. Polsinello | <u>ABSENT</u> |
| Mr. Moore | <u>YES</u> |
| Mr. Bottillo | <u>YES</u> |
| Mr. DiMascio | <u>ABSENT</u> |
| Mr. Viola | <u>YES</u> |
| Mr. Giordano | <u>ABSENT</u> |

MOTION: A motion was made by Chairman Mastin as follows: **The Town of East Greenbush Planning Board hereby approves the proposed 2017 meeting calendar.**

Second by Jim Moore & roll called as follows:

Roll Called as follows:

MOTION CARRIED BY A 4-0 VOTE.

| | |
|-----------------|---------------|
| Chairman Mastin | <u>YES</u> |
| Mr. Polsinello | <u>ABSENT</u> |
| Mr. Moore | <u>YES</u> |
| Mr. Bottillo | <u>YES</u> |
| Mr. DiMascio | <u>ABSENT</u> |
| Mr. Viola | <u>YES</u> |
| Mr. Giordano | <u>ABSENT</u> |

REFERRALS-REPORTS & RECOMMENDATIONS:

ZBA Appeal # 2017-01- Moscatiello- 550 Third Avenue Extension: Special Use Permit for a three bedroom apartment (SUP) on the second floor above 3 retail units (which are allowed) – report by Mike Bottillo

Mike Bottillo stated that he visited the site and that it's being developed into a retail outlet which could be subdivided up to three different units. The owner is looking for a special use permit for a three bedroom apartment above the retail units. Nothing will change with the outside of the building and the apartment already exists which he believes the former owner lived in. There will be no effect on the parking as there is some in the front, side and rear of the building. Mike recommends that the Zoning Board approve the Special Use Permit. * See 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 Special Use Permit conditioned that the apartment contain two egresses.**

Seconded by Jim Moore & roll called as follows:

M. Mastin-YES; M. Bottillo-YES; J. Moore-YES; R. Viola-YES.

MOTION CARRIED BY A 4-0 VOTE

NEW ZBA REFERRALS:

NONE

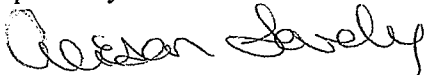
REVIEW AND APPROVAL OF MEETING MINUTES:

Approval of the December 14, 2016 tabled due to a quorum issue.

ADJOURNMENT:

There being no further business before the Board, the meeting was adjourned by Chairman Mastin. Seconded by Ralph Viola. Carried by a 4-0 vote.

Respectfully Submitted



Alison Lovely, Planning Secretary

01/09/2017

Zoning Board referral 550 3rd Ave Ext

Special Use Permit for apartment

The property at 550 3RD 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 a special use permit for a 3 bedroom apartment above the retail units, because the property is in an OC, Corporate Office/Regional Commercial District. With the work the owner wants to perform, nothing will change as far as the nature or height of the building currently looks and will be consistent with the nature of the neighborhood. There will no effect on parking in the area with a parking in the front, side and rear of building. There is already an apartment upstairs which I believe the former owner lived in. The current owner informed me the main reason for the apartment was to ease the tax burden on the property.

I am going to make a positive recommendation to Zoning Board for the special use permit at this time, so the upstairs at 550 3rd Ave Ext be used as an apartment.

Thanks

Michael Bottillo