

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 FEBRUARY 24, 2021

Members:

Matt Mastin, Chairman
Ralph Viola
Don Pantan
Chris Horne
Kurt Bergmann
John Conway

Also Present:

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

CALL TO ORDER / DETERMINATION OF QUORUM

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

Pursuant to Executive Order No. 202.1, issued by Governor Cuomo on March 12, 2020, and advisories issued by Federal, State and Local officials related to the COVID-19 virus, the Planning Board will convene its February 10, 2021 Board Meeting remotely as follows:

The Board Meeting will commence at 7:00 PM and will be conducted through the use of Zoom, a web-based video conferencing tool with local, desktop client and smartphone applications that will allow the Planning Board members and those with business before the Board to participate electronically and remotely by audio and with or without a video connection.

In order that members of the public can view the proceedings, the meeting will be live-streamed on the Town's YouTube Channel. To view the Live Stream, go to the Town's YouTube Channel at https://www.youtube.com/channel/UCzStopZCsgZKn_GV0i1WalA.

Members of the public with questions and/or comments can send correspondence to info@eastgreenbush.org. Correspondence sent to this email will **not** be answered in real time.

Please note that this meeting will be conducted remotely only and will not be held at Town Hall, which is currently closed.

Pursuant to Executive Order No. 202.1, this meeting will be recorded and transcribed and posted to the Town's website.

PUBLIC HEARINGS:

NONE

OLD BUSINESS:

TOWN CENTER PDD PHASE 1-580 COLUMBIA TRPK- MAJOR SITE PLAN-(17-19A)

Steve Hart of Hart Engineering was present as well as the applicant Tyler Culberson. Steve Hart stated they are working on comments from the Town as well as from CPL and they want to discuss some of the details and have a public hearing scheduled, they are in the process of revising plans based on Planning/Zoning, Planning Board CPL, Rensselaer County Health Dept. & NYSDOT comments. Steve Hart stated that back behind Building B, there is a self-storage facility and they would like to install a 6' vinyl fence for screening (tan or earth tone), as well as vegetative screening for visual screening due to the outdoor storage at the self-storage facility. They showed the proposed landscaping plan. Steve Hart stated that in front of Building A, they have those stormwater planters which will have landscaping around them and they will not leave exposed concrete walls. Steve Hart stated in the rear of the site there is a turn-around area meant for fire trucks, and there is also a common access way to the Witbeck gravel pit that needs to remain open. Steve Hart stated that their site will be fenced in but they will need to leave an open gate at the rear of their site so that trucks can get in and out. Steve Hart stated that there is a proposed ATM on the easterly side of Building A, so they are trying to keep that area open. Tyler Culberson stated the plan is to have a full on bank there, beyond just an ATM.

•Ralph Viola stated that the ATM will restrict the traffic leaving the site in that area & wanted to confirm it's only a one way out. Steve Hart stated that is correct.

Chairman Mastin stated they called that area out early on to make sure that there were other egress points from the parking lot. Tyler Culberson stated that this isn't the only way out & there is a bypass lane in the ATM area as well.

•Kurt Bergmann asked if besides a possible teller pull up, would this also be designed for a fast food restaurant. Tyler Culberson stated it's really not practical due to the queuing.

•Ralph Viola stated he knows that they're trying to maximize the building footprint, but he thinks they're creating an area that will cause bottle necking there.

Chairman Mastin stated that if a car is planning to take a right after they get their money that it will cause an issue.

Steve Hart stated that he doesn't believe that this is the first time the Board has seen this. Steve Hart doesn't believe this will be problematic.

•Ralph Viola stated that maybe he missed a meeting or two but he stated that he doesn't remember a drive thru on Building A.

•Chris Horne stated that she also doesn't ever remember a drive thru on Building A, unless she missed it.

•Kurt Bergmann asked if it was possible to look at google maps and see what their flow and dimensions are. Steve Hart stated that they can do that.

Tyler Culberson stated that it wouldn't be a full-fledged bank in the sense that there will be a drive up teller. It will just be an ATM.

•Ralph Viola stated he feels that the ATM proposal is something the Board has to look at closely. One of the reasons the Board likes this is that it's a second means of egress.

Chairman Mastin asks what the width is that their proposing. Steve Hart stated its 22'. Tyler Culberson stated its 28' in the widest section. Adam Yagelski asked about making that egress a right out only.

•Chris Horne stated that in regards to the proposed privacy fence, she thinks an earth tone, or grey or beige.

•Ralph Viola stated that a more ornamental or nicer fence would look better, he stated vinyl fences look more residential.

Steve Hart stated that as far as some of the proposed amenities for the residential areas of the project are indoor recreation areas, bike racks, indoor/outdoor leisure areas, fire pits and barbecue stations.

•Ralph Viola stated in regards to the visuals of the storm water areas & asked if they could provide something that shows what they intend to do with them & had a question about the truck traffic that would cut through the site, at and asked if at some point that would have to cease.

Tyler Culberson stated that the mine is a separate owner and that they have an easement to cross the project but that the mine is in the process of closing at some point.

Chairman Mastin asked if they would send renderings to the Board & that when the project is fully built out that there should be something more than just Tyler's word that the truck traffic will stop.

Chairman Mastin asked if anyone from the Board had any questions.

- Ralph Viola stated that he's not comfortable with the ATM on the side of Building A.
- Chris Horne stated she is struggling with the ATM and thinks that egress should be a right turn only.
- Don Panton asked if there would ever be a traffic signal there. Steve Hart stated that the traffic study didn't warrant a traffic signal.
- John Conway stated that it's the first time he's seeing this and asked how far the building sits from the road & how the sidewalk works & any if any of the proposed signage complies. Steve Hart stated there is 15' from the line and then 15' more feet to the road. Tyler Culberson stated that there is a green area off the curb of the asphalt, an existing sidewalk and the greenspace before the building is. The side walk is NYSDOT's sidewalk and they don't want to disturb it. Tyler Culberson stated that as part of the PDD approval, there was a monument sign and each tenant within the commercial space would have Columbia Turnpike street side sign and a parking lot sign near their entrance.
- Kurt Bergmann asked if that was a termination of access at the west side of Building B to Jefferson Avenue. Steve Hart stated that the termination past Building B is just a curb cut it's not the access point to Jefferson Avenue.

MOTION: A motion was made by Chairman Mastin as follows: A Public Hearing is hereby scheduled for March 10, 2021 via Zoom @ 7:00 PM.

Seconded by Kurt Bergmann & roll called as follows:

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

MOTION CARRIED BY A 6-0 VOTE

NEW BUSINESS:

WHELAN-592 ELLIOT ROAD-SPECIAL USE PERMIT-INLAW APT. (21-04)

Joshua Whelan presented the project to the Board. He stated that he has submitted an application for an in-law apartment in their basement for his father in law which requires a Special Use Permit. Chairman Mastin stated the plan tonight is to schedule a public hearing. John Conway asked if the proposal is under 1,000 square feet and stated that the applicant should be mindful of that. Joshua Whelan stated that it is under 1,000 square feet.

MOTION: A motion was made by Chairman Mastin as follows: A Public Hearing is hereby scheduled for March 10, 2021 via Zoom @ 7:00 PM.

Seconded by John Conway & roll called as follows:

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

MOTION CARRIED BY A 6-0 VOTE

PHANTOM FIREWORKS-570 COLUMBIA TRPK-TEMP. FIREWORKS TENT (21-06)

Vincent Szabo from Phantom Fireworks presented the proposal to the Board. He stated that the location is the same as last year which is 570 Columbia Turnpike (East Greenbush Bowling Center) & that nothing has changed from last year, except the dates.

Vincent Szabo stated that the dates have changed and he would like to have the storage container dropped on June 17, 2021, get an inspection & delivery of the project on June 18, 2021 & open on June 20, 2021 and then have everything gone by July 5, 2021. Adam Yagelski stated that they need to get a 239 Referral from Rensselaer County. Chairman Mastin asked if there was any comments from the Board.

- Ralph Viola stated that he feels the Board should get Kevin Hitchcock's recommendation from last year & see if there were any issues.
- Chris Horne asked for confirmation of the dates and if the time frame is longer. Vincent Szabo stated that it's only a change of a day.
- Don Pantone asked if all the dates are in June or are they in May. Vincent Szabo stated that they are in June.

Vincent Szabo stated that he wanted to tell the Board that last year there was a minor issue where one of the guys who put a tent pin too close to the sidewalk due to Covid, but it won't happen this year. Chairman Mastin stated that there is no action tonight and that they will wait to hear from the County.

CRISTO-24 OLD TROY ROAD-LOT LINE ADJUSTMENT-

(21-07)

Mike Cristo stated that the proposal is for a lot line line adjustment for 24 Old Troy Road. Mike Cristo stated that Lot #1 was the property that his father sold to Joe Kelly back in 2002, Joe Kelly requested that the project go from 4 lots to 4 lots. Mike Cristo stated that if you look at the map, there are 5 lots, not 4. The lot line adjustment put the easement in Lot #4 and left out lot #5 which left the property land locked. Mike Cristo stated that the proposal today is to build a house for his parents on one of the lots and there is no longer road frontage, so they want to return the lot line to what it was prior to the 2002 adjustment. Kelly's driveway comes off the easement by 34'. They just want to move the easement line to the south side of Kelly's driveway and Mike's father will own the property but Kelly will have a permanent easement over it. So 24 Old Troy Road will own the easement like it used to. There is a utility easement through lot #4 for the water & sewer which will remain which comes down from Harrington Avenue.

- Chris Horne asked what happens to the little triangle piece, if it will stay or will be owned by 24 Troy Road. Mike Cristo stated that his father will own and maintain that piece.

Chairman Mastin asked if any of the other Board members had any questions.

- John Conway stated that he's trying to understand, they are only expanding the easement. Mike Cristo stated that is correct only in the small corner, which is the paved driveway that already exists which is what Joe Kelly uses.

Mike Cristo stated that there is 100' of road frontage which is adequate road frontage for the lot.

NEW ZONING BOARD REFERRALS:

ZBA Appeal 2021-02-Rensselaer County Plaza-279 Troy Road (Grapes & Grains)-Area Variance-Sign-assigned to John Conway-report due on March 10, 2021

REVIEW AND APPROVAL OF MEETING MINUTES:

Motion by Chairman Mastin to approve the February 10, 2021 meeting minutes as is.

Seconded by Ralph Viola. 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 Ralph Viola. Motion carried by a 6-0 vote.

Respectfully Submitted



Alison Lovely, Planning Secretary