

TOWN OF EAST GREENBUSH PLANNING BOARD

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MEMORANDUM

EAST GREENBUSH PLANNING BOARD
MEETING MINUTES
DECEMBER 14, 2016

Members:

Matt Mastin, Chairman
Matt Polsinello
Jim Moore
Ralph Viola
Paul DiMascio

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 five (5) members were present. Mike Bottillo and Jim Giordano were absent.

PUBLIC HEARING:

NONE

OLD BUSINESS:

WITBECK CLUSTER 54-LOT SUBDIVISION-PHILLIPS ROAD-UPDATE (11-10B)

Steve Hart of Hart Engineering talked to the Board about sidewalks and walkability. The site is located on Phillips Road across from the East Greenbush Soccer Field. The project consists of 54 single family homes on a horse shoe shaped road. The proposal is for a paved walkway or trail to access the 70' right away, as well as sidewalks throughout the horseshoe road.

- Chairman Mastin asked if the sidewalks will continue through the loop, he stated that this would be his preference more so than having them on Phillips Road.

- Steve Hart asked if the homeowners are responsible for the removal of snow from the sidewalks. Tony Manfredi stated that is correct, snow removal of the sidewalks would be the responsibility of the homeowner.

- Jim Moore stated that it's important to provide a connection through the loop road and at the curb cuts.

Tony Manfredi stated that he's talked to GPI about shrinking the size of the road to allow for sidewalks. It's important to put sidewalks at the ends of the horseshoes. Steve Hart stated that there would be a trail between the openings.

- Ralph Viola asked if it will be the same continuation of concrete sidewalks throughout the site, he feels this would be better.

- Ralph Viola stated he would rather see the sidewalk on the inside of the horseshoe.

Steve Hart stated that he would love to put the sidewalk parallel to Phillips Road further in as to stay off the Counties right away. It will need to jag a little though due to wetlands.

- Matt Polsinello asked if you stay closer to the road with the sidewalk do you avoid the wet lands and the jag. Steve Hart stated that they won't avoid the wetlands, but it will be tough to get permission from the County.

- Joe Slater stated that Steve Hart had mentioned creating a homeowners association for the area inside the horseshoe and asked if an HOA would take care of the trail as well.

Steve Hart stated that he knows the Town has been maintaining storm water areas within subdivisions. Steve Hart stated that ends up that no one funds the HOA and the Town ends up taking it over anyway.

- Matt Polsinello agrees that the Town could maintain it, he thinks it more proactive.

Tony Manfredi stated that some type of legal document could be drawn up to maintain storm water area. He stated a pedestrian network of sidewalk on the inner loop with connectors at each end would be the best. He also stated that himself and the DPW Commissioner, Scott Gallerie has been talking about developing new design standards for the roadway.

●Ralph Viola stated that he likes concrete for the sidewalk within the loop and likes the jag idea of the sidewalk between the two ends of the subdivision.

COVERED BRIDGE-MICHAEL ROAD-APARTMENTS-PDD/MAJOR SITE PLAN (13-09)

Dom Arico from Arico Associates and the applicant Armand Quadrini were both present to give the Board an update and discussion on the changes on the positioning on buildings and the roadways. Dom stated that there are 11 buildings and 296 units proposed.

Dom Arico stated that one change is that the roads are now at 8% grade or less and the Bridge and road in would be private as well as the sidewalks within the site. Dom Arico stated that they propose to realign a portion of Michaels Road and subdivide the amenities out, which they propose a park and give it to the Town. Tony Manfredi stated that the Town has its Town Park that needs a lot of work and will not want to take over another.

●Paul DiMascio asked if there would be a road that goes around the back of the buildings up against Interstate 90 for emergency services. Dom Arico stated that the only emergency access is the gravel road that National Grid currently uses for their right away.

Dom Arico stated that the site will access water off of Michael Road as well as sewer. Storm water will be collected and treated. Dom Arico stated that there is sufficient parking and some garages, a clubhouse, pool house, pool and tennis courts are proposed.

Chairman Mastin stated that the existing parks in Town need work and he would rather see money go into fixing up the Town Park.

●Jim Moore asked what areas of the site are 25% or steeper in regards to grades. Dom Arico stated that the site is approximately 20% grade, there will be no development with 25% or more grades. Tony Manfredi asked if any geotec report has been done. Dom Arico stated that no one hasn't. Chairman Mastin stated that he would like to see a reduction in the density.

Tony Manfredi stated that the traffic study needs to be updated as it's a couple of years old.

Chairman Mastin also stated that the road alignment is not an amenity, it's more of a mitigation measure. Tony Manfredi stated that a dollar amount needs to be set for the amenity for the PDD prior to the next meeting.

●Matt Polsinello asked how many stories the buildings were going to be. Dom Arico stated that they would be 3 and 4 stories.

●Jim Moore asked about the nature of the access road. Dom Arico stated that it's crushed gravel.

●Matt Polsinello asked if the Fire Department has looked at the access road.

●Chairman Mastin asked if there will be an updated traffic study. Dom Arico stated that it will be finalized.

●Matt Polsinello asked where they are in the process for a public hearing. Tony Manfredi stated that even if we've had one, we should have another since it's been awhile.

Chairman Mastin also stated that he wants the applicant to provide a clear understanding of the needs for this project and wants to see a market analysis.

●Jim Moore stated that he'd like to see a diagram showing the developable lands vs. the undevelopable lands.

Tony Manfredi suggested that the Board conduct a site visit.

NEW BUSINESS:

NONE

REFERRALS-REPORTS & RECOMMENDATIONS:

NONE

NEW ZBA REFERRALS:

NONE

OTHER:

POTENTIAL MOTION TO RECOMMEND TOWN BOARD ADOPTION OF TOWN OF EAST GREENBUSH GENERIC ENVIRONMENTAL IMPACT STATEMENT FEE POLICY

MOTION: A motion was made by Chairman Mastin as follows: **The Town of East Greenbush Planning Board tables the motion that the Town Board adopts the GEIS policy attached herein without bias to allow the Planning Board more time to give their comments.**

Seconded by Matt Polsinello & roll called as follows:

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

MOTION CARRIED BY A 5-0 VOTE

It was discussed that the planning board members would submit comments to the town planner/planning board on the GEIS policy prior to December 21, 2016.

Tony Manfredi gave the Board an update on the Regeneron Mill Creek Project.


REVIEW AND APPROVAL OF MEETING MINUTES:

Motion by Chairman Mastin to approve the November 30, 2016 meeting minutes as is.
Seconded by Jim Moore. Motion carried by a 4-0-1 vote. Paul DiMascio abstained.

ADJOURNMENT:

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

Respectfully Submitted


Alison Lovely, Planning Secretary