

# 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  
MARCH 8, 2017

**Members:**

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

**Also Present:**

Alison Lovely, Planning Board Secretary  
Joseph Slater, Planning Board Attorney  
Tony Manfredi, Director of Planning

**CALL TO ORDER / DETERMINATION OF QUORUM**

Vice 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:**

**EAST GREENBUSH TECH PARK, SECTION 2, PHASE 2-TECH VALLEY DR.- (05-49b)**

This project was tabled.

**LANGLEY-70 RIDGE ROAD-FILL OPERATION:**

(16-17)

This project was tabled.

**REGENERON-81 COLUMBIA TURNPIKE-BLDGS 12 & 85-CONCRETE PAD**

**EXPANSION-SITE PLAN MODIFICATION:**

(12-11N)

Steve Hart of Hart Engineering presented the project to the Board. Steve Hart stated that the applicant needs to expand two existing concrete pads for nitrogen tanks. Proposed are an 18'x30 concrete pad for bldg. 12 & 81 & a 15' x 25' pad for bldg. 85. Steve Hart stated that both sites are buffered well and they are not ripping out any trees or grass. Steve Hart stated that Regeneron works with the fire department yearly and come to the campus for safety updates.

- Ralph Viola asked for confirmation that the tanks hold liquid nitrogen and if a tank is punctured, there is no spill. Steve Hart stated that is correct.
- Paul DiMascio asked if there was secondary containment. Steve Hart stated that it's not required for this.

Tony Manfredi stated that the reason to bring them in for changes is to update the Board and to be on top of the changes occurring on the campus. Matt Polsinello mentioned trailers at the last meeting. Tony Manfredi stated that Regeneron will be coming in for a site plan modification for those.

MOTION: A motion was made by Vice Chairman Polsinello as follows: **The Town of East Greenbush Planning Board hereby issues a Negative Declaration under SEQRA and grants final approval of the proposed minor site plan modification subject to the following condition/conditions.**

- That the applicant satisfies all of the outstanding technical comments from the town's engineering review.

Seconded by Ralph Viola & 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

**NEW BUSINESS:**

**WALSH-ELLIOT ROAD-LOT LINE ADJUSTMENT**

(16-18)

Steve Hart presented the proposal to the Board & stated that the owner Mike Walsh was also present. The parcel is located on Elliot Road. The total acreage is 7.25 and the owner wants to sell their house and change the size of the two lots. The lot with the house consists of 5.43 acres and the other lot with a house on it is 1.82 acres. Steve Hart stated that the owner wants to sell lot #1 with 5.73 acres and cut it down to 1.75 acres and add the remaining acreage to lot#2. Vice Chairman Polsinello asked that the utilities aren't being abandoned correct? Steve Hart stated that is correct, whatever utilities are with that home are staying with that home.

MOTION: A motion was made by Vice Chairman Polsinello as follows: **The Town of East Greenbush Planning Board hereby declares itself Lead Agency and issues a Negative Declaration under SEQRA and grants final approval of the proposed lot line adjustment prepared by John J. Dunn, and dated February 22, 2017.**

Seconded by Mike Bottillo & 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

**HARTLAND ASSOCIATES-RIDGE RD.-MINOR 4-LOT SUBDIVISION**

(16-19)

Steve Hart of Hart Engineering presented the proposal to the Board. The parcel consists of 18 acres and is located on the east side of Ridge Road. The lots will be serviced with wells and septic. Three of the lots have 200' of frontage and one lot is a flag lot with 68' of frontage. Steve Hart stated that the flag lot will have double setbacks. Jim Moore asked if there are buildable slopes on lot #1. Steve Hart stated that there are.

Vice Chairman Polsinello wanted to make a note that they have received the sketch plat for the minor 4-lot subdivision and prior to acceptance of the plat, the Board would require the plat designate the 30% undisturbed natural area as required by the Town's Zoning Code, Section 2.6.3 with all required setbacks noted.

MOTION: A motion was made by Vice Chairman Polsinello as follows: **The Planning Board has determined the project an Unlisted Action and hereby declares itself Lead Agency in connection with a coordinated review under SEQRA.**

Seconded by Mike Bottillo & 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**

MOTION: A motion was made by Vice Chairman Polsinello as follows: **A Public Hearing is hereby scheduled for March 22, 2017 @ the East Greenbush Town Hall @ 7:05 PM.**

Seconded by Mike Bottillo & 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**

**REFERRALS-REPORTS & RECOMMENDATIONS:**

NONE

**NEW ZBA REFERRALS:**

ZBA Appeal #2017-03-Verizon Wireless-5 University Place-Special Use Permit for a collocation-public hearing on March 28, 2017-report due on March 22, 2017-assigned to Jim Moore

ZBA Appeal #2017-04-Nardacci/Smith-Washington Avenue-Area Variance for frontage-public hearing on March 28, 2017-report due on March 22, 2017-assigned to Matt Polsinello

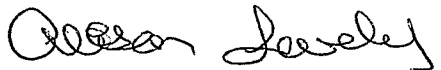
**REVIEW AND APPROVAL OF MEETING MINUTES:**

Approval of the January 25, 2017 & February 22, 2017 meeting minutes are tabled.

**ADJOURNMENT:**

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

Respectfully Submitted



Alison Lovely, Planning Secretary