



The Town of East Greenbush

225 Columbia Turnpike, Rensselaer, New York 12144

TOWN BOARD MINUTES PUBLIC HEARING December 11, 2019

Call to Order 6:45 PM
Pledge of Allegiance
Town Board Meeting:

Members of Town Board

Present

Absent

Supervisor J. Conway
Councilor T. Tierney
Councilor H. Kennedy
Councilor R. Matters
Councilor B. Fritz

Notice of Public Hearing

Town Clerk, Kimberly Carlock read the following notice:

PLEASE TAKE NOTICE that the Town Board of the Town of East Greenbush, County of Rensselaer, State of New York, will hold a Public Hearing at the East Greenbush Town Hall, 225 Columbia Turnpike, in the Town of East Greenbush, New York on the 11th day of December 2019 at 6:45 p.m. to accept public comment on changes to the proposed local law establishing the Town Center Planned Development District (PDD) in connection with the application of 580 Columbia Turnpike, LLC for the establishment by local law of a PDD at 580 Columbia Turnpike and the surrounding area encompassed within the boundaries of the proposed PDD in the Town. Copies of the proposed local law, General Development Plan, and related materials are available for inspection at the office of the Town Clerk in Town Hall or online at Town Center PDD [URL: <https://www.eastgreenbush.org/departments/planning-zoning/apps/town-center-pdd>]

Kim Carlock
East Greenbush Town Clerk

Supervisor Conway stated that subsequent to the last Public Hearing, we met with the developers and they agreed to make some changes in their proposals. The Town Attorney felt that these changes were significant enough to warrant a new Public Hearing.

Steve Hart from Hart Engineering spoke on the proposed changes, and Tyler Culberson was here also. These are the changes that were highlighted:

Since the last meeting the 300 units that were proposed were reduced down to 275.

Building C & D that were going to house approximately 60 apartment units have been maxed at 55 units. It will have a slightly smaller building and less Parking and lights.

The amenities package was initially \$70,000.00 and it is now at \$150,000.00

They are proposing a 6ft high vinyl fence and some enhanced landscaping by Jefferson Ave. The trees will be placed in Phase 1.

Parking Lights on C that run parallel will be 12 ft. max instead of 18 to reduce the impact on neighbors.

Supervisor Conway asked 3 times if anyone would like to speak in support of this project. No one spoke in support. No one did.

Supervisor Conway asked 3 times if anyone would like to speak in opposition of this project

Terri T. did ask Steve a few questions regarding the access on Jefferson Ave. She wanted to know if there would be access to the complex from Jefferson and the Supervisor said no. She also asked what would keep the apartments high end. Steve explained that besides a pool and the club house shown here, the buildings will also have community rooms and exercise rooms, green space and barbecue pits for people to gather. There was further discussion.

Tyler stated that the goal is to secure a Restaurant

Lee C. explained that he is opposed to all of these units being apartments. He explained that he would rather see condominiums. He feels people that own their own property will take better care of it. He also said he would like to see some help for seniors to be able to afford these apartments.

A **resident** stated that he had 24 questions that deal with the quality of life for the residents. He submitted the questions to the Town Board. He questioned who the Developer was and how long they have been involved in the Town. He had questioned about tax breaks and the assessed value of the development. He went on to ask further questions and there was discussion with the Supervisor on these questions.

Bill P stated that he is not for or against this project. He explained that he is the chair of the steering Committee and felt obliged to have some input. He explained that he does not feel this project is inappropriate, he feels it is a matter of scope. He also said he feels that it also means that it depends on good neighbors. If you're a good neighbor the Project could be good. Bill explained that it looks like the developer is addressing the issues that everyone has, and if they go slow it could be appropriate.

Judy stated that she lives in Woodlawn Park and there is a shortage of single family homes in East Greenbush. She explained that people are leaving East Greenbush to find adequate housing.

Joan stated that she is passionate about East Greenbush and her neighbors. She is concerned about the scope of the project.

Lee stated that he is opposed because they are going for a Pilot. He went on to further explain his opinion.

A resident asked the Supervisor to explain Pilots, and he went on to do that.

Frank K . stated that there are only a few people who will benefit from this development. He explained that the Town residents will not benefit from apartments.

The Supervisor explained that every study states that we need multi-family housing on Columbia Turnpike. There was further discussion between Frank and the Board. They agreed to disagree.

The Supervisor stated that they have to come to a decision on this project and will vote on it at the next meeting.

ADJOURNMENT

Motion to adjourn by Supervisor Conway at 7:55 seconded by Councilor Tierney and brought to a vote as follows:

Supervisor J. Conway	VOTED: YES
Councilor H. Kennedy	VOTED: YES
Councilor T. Tierney	VOTED: YES
Councilor R. Matters	VOTED: YES
Councilor B. Fritz	VOTED: YES

